



# महाराष्ट्र शासन राजपत्र

## भाग दोन-संकीर्ण सूचना व जाहीराती

वर्ष ६, अंक २]

गुरुवार ते बुधवार, मार्च ६-१२, २०१४/फाल्गुन १५-२१, शके १९३५

[पृष्ठे ५८, किंमत : रुपये १५.००

### प्राधिकृत प्रकाशन

### संकीर्ण सूचना व जाहीराती

#### सार्वजनिक न्यास नोंदणी कार्यालय

तरूणसागर अपार्टमेंट, जैन दादावाडी, नंदुरबार ४२५ ४१२, दिनांक ५ फेब्रुवारी २०१४

#### चौकशीची जाहीर नोटीस

सार्वजनिक न्यासाचे नांव व नोंदणी क्र : (१) समस्त गावकरी स्कूल पंच, शिरुड दिगर, ता. शहादा, जि. नंदुरबार, नोंदणी क्र. ई- २२/ धुळे व

(२) महात्मा ज्योतिबा फुले व सरदार वल्लभभाई पटेल विद्या प्रसारक मंडळ, शिरुड दिगर, ता. शहादा, जि. नंदुरबार.

नोंदणी क्र. एफ - ६५/ धुळे.

निरीक्षक, सार्वजनिक न्यास नोंदणी कार्यालय, नंदुरबार

... अर्जदार

सर्व संबंधित लोकांस या चौकशी नोटीशीने कळविण्यात येते की,—

क्रमांक जे-१/व.लि/२२१/१४.—मा. सहायक धर्मादाय आयुक्त, नंदुरबार हे वर नमूद केलेल्या न्यासाच्याबाबत उपरोक्त अर्जदार यांनी या कार्यालयात दिनांक ४ फेब्रुवारी २०१४ रोजी दाखल केलेल्या स्वयंमखुद्द विलीनीकरणाचा योजना अर्ज मुंबई सार्वजनिक विश्वस्त व्यवस्था अधिनियम, १९५० चे कलम ५०अ (२) अन्वये स्वयंमखुद्द योजना चौकशी क्र. २/२०१४ यासंबंधी खालील मुद्द्यांवर चौकशी करणार आहेत :—

१. दोन्ही न्यासांचे विलीनीकरण करून नवीन न्यासास महात्मा ज्योतिबा फुले व सरदार वल्लभभाई पटेल विद्या प्रसारक मंडळ, शिरुड दिगर, ता.शहादा, जि. नंदुरबार नोंदणी क्रमांक एफ-६५ (धुळे) असे नाव कायम ठेवण्यात यावे.

२. विलीनीकरणानंतर दोन्ही न्यासांची ज्ञात व अज्ञात स्थावर व जंगम मालमत्ता ही नवीन न्यासाचे परिशिष्ट-१ वर घेण्यात यावी.

३. विलीनीकरणानंतर निर्माण होणाऱ्या न्यासास नवीन योजना लागू करण्यात यावी.

याबाबत सदरच्या चौकशी प्रकरणामध्ये काही हरकत घ्यावयाची असेल अगर पुरावा द्यावयाचा असेल त्यांनी लेखी कैफियत ही नोटीस प्रसिद्ध झाल्यातारखेपासून एक महिन्याचे आत या कार्यालयात दाखल करावी, नंतर आलेल्या कैफियतीचा विचार केला जाणार नाही. तसेच वरील मुदतीत कैफियत न आल्यास कोणास काही सांगावयाचे नाही असे समजून चौकशी पूर्ण केली जाईल व अर्जाचे निकालाबाबत योग्य ते आदेश पारित केले जातील.

ही नोटीस माझे सहीनिशी व मा. सहायक धर्मादाय आयुक्त, नंदुरबार विभाग, नंदुरबार यांचे शिक्क्यानिशी आज दिनांक ५ फेब्रुवारी २०१४ रोजी दिली.

पी. जे. जोषडे,

अधीक्षक,

सार्वजनिक न्यास नोंदणी कार्यालय,

नंदुरबार विभाग, नंदुरबार.

(१)

**सहायक विक्रीकर आयुक्त (ड-००२), नवी मुंबई यांचे कार्यालय**

वसुली शाखा, रायगड विभाग, रूम नं. २०९, बेलापूर, कोंकण भवन, नवी मुंबई

**जप्त केलेल्या जंगम/स्थावर मालमत्तेची जाहीर लिलाव सूचना**

**नमूना ६/७**

क्रमांक सविआ. (ड-००२)/रा. वि./२७३८००४१०६१व्ही/१३-१४/ब-९४२.—ज्याअर्थी, मे. प्रणव कन्स्ट्रक्शन सिस्टीम प्रा.लि., नों. दा. क्र. २७३८००४१०६१व्ही प्लॉट क्र. सी-१०, टी टी सी इंडस्ट्रियल इस्टेट, एम.आय.डी.सी., पावणे, नवी मुंबई ४०० ७०५ यांच्याकडून विक्रीकराची थकबाकी रु. १,२८,०१,४८० (अक्षरी रु. एक कोटी अठ्ठावीस लक्ष एक हजार चारशे ऐंशी फक्त) अधिक नोटीस फी रु. ११ येणे आहे आणि ज्याअर्थी या जाहीरनाम्यात नमूद केलेला माल / मिळकत जप्त केली आहे आणि ज्याअर्थी सदरहू माल / मिळकत विकून वसूल करणे आवश्यक आहे व त्याप्रमाणे सदरहू जप्तीचा व विक्रीचा सर्व कायदेशीर चार्ज व खर्चही वसूल करणे जरूर आहे.

त्याअर्थी, असे जाहीर करण्यात येत आहे तसेच लेखी सूचित करण्यात येत आहे की, थकबाकीदार मे. प्रणव कन्स्ट्रक्शन सिस्टीम प्रा. लि. या कंपनीने थकबाकीची संपूर्ण रक्कम रु. १,२८,०१,४८० अधिक रु. ११ (नोटीस फी) या नोटीसमध्ये जाहीर केलेल्या लिलावाच्या दिनांकापूर्वी भरणा केली नाही तर सदर जप्त केलेली स्थावर आणि जंगम मालमत्ता कंपनीच्या वरील पत्त्यावर महाराष्ट्र जमीन महसूल वसुलीबाबत नियम, १९६६ [नियम क्रमांक १२ (२) (ब)] अन्वये खालील स्वाक्षरी करणारे यांचेद्वारे २७ मार्च २०१४ रोजी सकाळी ११-०० वाजता जाहीर लिलावाद्वारे विकण्यात येईल. सदरची विक्री ही विक्रीकर सहआयुक्त (व्हॅट प्रशा.), रायगड विभाग, बेलापूर, नवी मुंबई, यांच्याकडून कायम होण्याच्या अधीन राहून करण्यात येईल.

सदर स्थावर व जंगम मालमत्तेची विक्री ही थकबाकीदार व्यापाऱ्याच्या सदर मालमत्तेतील हक्क (Rights), शीर्षक (Title) आणि (Interest) पर्यंत मर्यादित राहील.

सदर लिलावात अटी व शर्ती निम्न स्वाक्षरीतांच्या कार्यालयात कोणत्याही कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध होतील.

**जंगम मालमत्तेचा तपशील**

अ. क्र.	तपशील	वस्तूंची संख्या
१	कॉम्प्युटर आणि प्रिन्टर	६२
२	लॅपटॉप	४२
३	टेबल	४७
४	खुर्च्या	१२४
५	फोर क्लिप	१
६	क्रेन (एमएच ४३९९९)	१
७	क्रेन (ओव्हर हेड)	१
८	कॉम्प्रेसर	१
९	वेल्विंग मशिन	१५
१०	वेल्विंग मशिन	१०
११	जनरेटर	१
१२	मशिन	१
१३	कटिंग मशिन	४
१४	ड्रिलिंग मशिन	१

**स्थावर मालमत्तेचा तपशील**

मे. प्रणव कन्स्ट्रक्शन सिस्टीम प्रा.लि.

प्लॉट क्र. सी-१०, टी.टी.सी. इंडस्ट्रियल इस्टेट, एम.आय.डी.सी., पावणे, नवी मुंबई ४०० ७०५.

अंदाजे क्षेत्रफळ ८०९६ चौ. मी. (पक्के बांधकामाची इमारत अंतर्भूत).

माझ्या सही व शिक्क्यानिशी दिनांक १९ डिसेंबर २०१३ रोजी दिले.

नवी मुंबई,  
दिनांक १९ डिसेंबर २०१३.

राजेश चंद्रकांत विशे,  
सहायक विक्रीकर आयुक्त (ड-००२),  
वसुली शाखा, रायगड विभाग, बेलापूर.

**OFFICE OF THE ASSISTANT COMMISSIONER OF SALES TAX, RECOVERY**

R. No. 209, IInd Floor, Raigad Division, CBD Belapur, Navi Mumbai

No. AC/(Recovery)/D-002 /TIN No. 27380041061V/ B-943.—Whereas M/s. Pranav Construction Systems Pvt. Ltd., holder of TIN 27380041061V, Plot No. C-10, TTC Industrial Estate, MIDC, Pawane, Navi Mumbai 400 705 under MVAT Act, 2002, has made default in payment of Rs. 1,28,01,480 (in words Rs. One Crore twenty eight lakh one thousand four hundred eighty only ) of Sales Tax dues and processing fees Rs. 11 under MLRC, 1966. And whereas the moveable / immoveable property specified below has been attached for the recovery of Rs. 1,28,01,480.

Notice is hereby given that unless the total amount aforesaid be paid in the Government treasury on or before the day herein fixed for the sale, the said property shall be sold by public auction at above address of the dealer on 27th March 2014 at or about 11-00 a.m. by the undersigned. Any Sale so made shall be subject to confirmation by Joint Commissioner of Sales Tax (VAT ADM), Raigad Division, Belapur, Navi Mumbai.

The sale of immoveable property extends only to the right, title and interest of the said defaulter in the said property. Terms and conditions of the auction are available in the office of the undersigned.

*Schedule of Moveable property*

Sr. No.	Description of Moveable Property	No. of Items
1	Computers & Printers	62
2	Laptop	42
3	Table	47
4	Chair	124
5	Four Clip	1
6	Crain (MH 43999)	1
7	Crain (Over Head)	1
8	Compressor	1
9	Welding Machine	15
10	Welding Machine	10
11	Generator	1
12	Machine	1
13	Cutting Machine	4
14	Drilling Machine	1

*Immoveable Property*

Description of Immoveable Property

M/s. Pranav Construction Systems Pvt. Ltd.

Plot No. C-10, TTC Industrial Estate, MIDC, Pawane, Navi Mumbai 400 705,  
Admeasuring area 8096 Sq. Meters with constructed building.

Given under my hand and seal of this office.

Navi-Mumbai,  
dated 19th December 2013.

R. C. VISHE,  
Asstt. Commissioner of Sales Tax,  
Recovery, Raigad Division,  
Konkan Bhavan.

## ठाणे महानगरपालिका, ठाणे

शहर विकास विभाग

### जाहीर सूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये

जा. क्र. ठामपा/शवि/विवि/वियोअंक/१५९५

ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२९५/सीआर-२२२/९४/नवि-१२, दिनांक २८ एप्रिल १९९५ अन्वये ठाणे शहराच्या प्रारूप विकास नियंत्रण नियमावलीत काही फेरबदल व काही नियमावली वगळून नियमावलीस (यापुढे “उक्त नियमावली” असे संबोधिले आहे) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे “उक्त अधिनियम” असे संबोधिले आहे) अन्वये मंजुरी दिली आहे व सदर नियमावली दिनांक १ जून १९९५ पासून अंमलात आहे ;

आणि ज्याअर्थी, ठाणे शहराची सुधारित विकास योजना शासन निर्णय क्र. टीपीएस-१२९७/१३१९/ सीआर-१४८/९७/नवि-१२, दिनांक ४ ऑक्टोबर १९९९ अन्वये मंजूर असून, दिनांक २२ नोव्हेंबर १९९९ पासून अंमलात आली. तसेच सुधारित विकास योजनेतील वगळलेले क्षेत्र (Excluded Portion EP) शासन निर्णय क्र. टीपीएस-१२०१/२७४/सीआर-२८/२००९/नवि-१२, दिनांक ३ एप्रिल २००३ अन्वये मंजूर असून, दिनांक १४ मे २००३ पासून अंमलात आली आहे. (यापुढे “उक्त मंजूर विकास योजना” असे संबोधिले आहे) ;

आणि ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस- १२०३/ १७६९/ सीआर - २७२ / २००४, नवि - १२, दिनांक २४ ऑगस्ट २००४ अन्वये विकास नियंत्रण नियमावलीतील फेरबदलास मंजुरी दिली आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) मधील तरतुदीनुसार मंजूर विकास नियमावलीत फेरबदल करण्यास ठाणे महानगरपालिकेच्या मा. सर्वसाधारण सभेने ठराव क्र. ४७४, दिनांक २० फेब्रुवारी २०१४ अन्वये मान्यता दिलेली असून, प्रस्तावित फेरबदल पुढील प्रमाणे आहेत.

Provision in Sanctioned D C Regulation	Proposed Modification
<p><b>14. Building Plan—</b></p> <p>The plans of the buildings and elevations and section to be sent with the application under regulation 6 shall be drawn to a scale of 1:100. The building plan shall—</p> <p>(a) include floor plans of all floors together with the covered area (*) clearly</p> <p>indicating the sizes of rooms and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details, meter room and electric sub-station and also include ground floor plan as well as basement plan and shall indicate the details of parking space and loading and unloading spaces provided around and within the building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions alongwith accessory building.</p> <p><b>Note :</b> (*) To indicate in Proforma I in Appendix A.</p> <p>(b) show the use or occupancy of all parts of the buildings.</p>	<p><b>14. Building Plan—</b></p> <p>The plans of the buildings and elevations and section to be sent with the application under regulation 6 shall be drawn to a scale of 1:100. The building plan shall—</p> <p>a) include floor plans of all floors together with the covered area (*) clearly</p> <p>indicating the sizes of tenements and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details, meter room and electric sub-station and also include ground floor plan as well as basement, podium plan and shall indicate the details of parking space provided for Residential/Commercial/Industrial/Visitors purposes and including details of assignment of such parking spaces to such users, loading and unloading spaces if around and within the building location of STP, D.G.Sets if any as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions alongwith accessory building.</p> <p><b>Note :</b> (*) To indicate in Proforma I in Appendix A.</p> <p>(b) show the use or occupancy of Tenements and Commercial Premises of the buildings.</p>

Provision in Sanctioned D C Regulation	Proposed Modification
<p>(c) show exact location of essential services, such as WC, bath and the alike.</p> <p>(d) include sectional drawings showing clearly the size of the footings, thickness of basement wall, wall construction size and spacing of framing members, floors, slabs, roof slabs with the materials. The section shall indicate the height of building and rooms and also the height of the parapet, and the drainage and the slope of the roof. Atleast one section should be taken through the staircase provided further that the structural plan giving details of all structural elements and materials used alongwith structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate.</p> <p>(e) show all street elevations.</p> <p>(f) indicate details of basket privy (served privy) if any.</p> <p>(g) give dimensions of the projected portion beyond the permissible building line.</p> <p>(h) include terrace plan indicating the drainage and the slope of the roof.</p> <p>(i) give indication of the north line relative to the plan.</p> <p>(j) give dimensions and details of doors, windows and ventilators.</p> <p>(k) give such other particulars as may be prescribed by the Commissioner.</p> <p>93. (i) <b>Plinth</b>—The height of plinth shall not be less than 45 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level or greater than 60 cm. as may be decided by the Commissioner in deserving cases.</p> <p>Interior Courtyards - Covered parking spaces and garages - These shall be raised atleast 15 cm. above the surrounding ground level and shall be satisfactory drained. Shops plinth height may be 30 cm.</p>	<p>(c) show exact location of essential services, such as WC, bath and the alike which needs inlet and outlet drainage /piping facilities.</p> <p>(d) include sectional drawings showing clearly the size of the footings, thickness and height of basement and podium, wall construction size and spacing of framing/structural members, floors heights, slabs, roof slabs with the type of construction material. The section shall indicate the height of building and rooms and also the height of the parapet, and the drainage and the slope of the roof. Atleast one section should be taken through the staircase, provided further that the structural plan giving details of all structural elements and materials used alongwith structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate. If required Commissioner may endeavour to get the said designs proof checked through competent third Party as may be prescribed by him at the cost of applicant.</p> <p>(e) show all street elevations.</p> <p>(f) indicate details of Sewage Treatment Plant, if any.</p> <p>(g) give dimensions of the projected portion beyond the permissible building line.</p> <p>(h) include terrace plan indicating the drainage and the slope of the roof.</p> <p>(i) give indication of the north line relative to the plan.</p> <p>(j) external walls deriving requiring Light &amp; Ventilation(L/V wall) or Dead Wall proposed in the building.</p> <p>(k) give such other particulars as may be prescribed by the Commissioner.</p> <p><b>Plinth.</b>—The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured.</p> <p>(i) Main Building.-The height of the plinth shall not be less than 30 cm above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm above the high flood level or greater than 60 cm. as may be decided by the Commissioner in deserving cases.</p> <p>(ii) Interior court-yards, covered parking spaces and garages.-These shall be raised at least 15cm. above the surrounding ground level and shall be satisfactorily drained.</p>

Provision in Sanctioned D C Regulation				Proposed Modification			
93. (ii) In the case of special housing schemes put up by public agencies for low income group and economically weaker section of the society, the minimum height of plinth shall be not less than 30 cm.				<b>Unchanged</b>			
94. Size of Habitable Rooms - The Minimum size and width shall be as given in the Table hereunder -				94. Size of Habitable Rooms - The Minimum size & width shall be as given in the Table hereunder -			
TABLE NO. 7 SIZE OF HABITABLE ROOMS				TABLE NO. 7 SIZE OF HABITABLE ROOMS			
Sr. No.	Occupancy	Minimum Size in sq.m.	Minimum Width in m.	Sr. No.	Occupancy	Minimum Size in sq.m.	Minimum Width in m.
1	2	3	4	1	2	3	4
1	Any habitable room except kitchen.	9.5	2.4	1	Any habitable room except kitchen.	9.5	2.4
2	Room in a single room tenement in High Density Housing.	12.5	2.4	2	Room in a single room tenement in High Density Housing.	12.5	2.4
3	Rooms in a two-room tenements			3	Rooms in a two-room tenements		
	a) one of the rooms	9.3	2.4		a) one of the rooms	9.3	2.4
	b) other rooms	5.6	2.4		b) other rooms	5.6	2.4
4	Rooms in a two-room tenements of a site & services project.			4	Rooms in a two-room tenements of a site & services project.		
	a) one of the rooms	9.3	2.4		a) one of the rooms	9.3	2.4
	b) other rooms	5.6	2.3		b) other rooms	5.6	2.3
5	Single bedded room in a hostel of a recognised educational institutions.	7.5	2.4	5	Single bedded room in a hostel of a recognised educational institutions.	7.5	2.4
6	Shop in R1 Zone	6.0	2.0	6	Shop in R1 Zone	6.0	2.0
7	Shop in any zone other than R1.	10.0	3.0	7	Shop in any zone other than R1.	10.0	3.0
8	Class room in an educational buildings.	38.0	5.5	8	Class room in an educational buildings.	38.0	5.5
		or area at 0.8 sq.m. per student, whichever is more				or area at 0.8 sq.m. per student, whichever is more	
9	Institutional building			9	Institutional building		
	a) Special Room	9.5	3.0		a) Special Room	9.5	3.0
	b) General Ward	40	5.5		b) General Ward	40.0	5.5
10	Cinema hall, auditorium, assembly hall etc.	In conformity with the Maharashtra Cinema Rules.		10	Cinema hall, auditorium, assembly hall etc.	In conformity with the Maharashtra Cinema Rules.	
Provided that in sites and services projects, a room of 5.00 sq.m. with a toilet arrangement may be allowed in the first phase and in the second phase, another room of 9.3 sq.m. may be added :				Provided that in sites and services projects, a room of 5.00 sq.m. with a toilet arrangement may be allowed in the first phase and in the second phase, another room of 9.3 sq.m. may be added :			
Provided further that an additional bed room for occupancy of a single person with a size of 5.5 sq.m. with a minimum width of 1.8 m. may be permitted.				Provided further that an additional bed room for occupancy of a single person with a size of 5.5 sq.m. with a minimum width of 1.8 m. may be permitted.			

Provision in Sanctioned D C Regulation	Proposed Modification
<p><b>96. Size of Kitchen—</b></p> <p>(i) The area of the kitchen shall be not less than 5.5 sq.m. with a minimum width of 1.8 m. but in a two room tenement the minimum area of the room to be used as a kitchen shall be 7.5 sq.m. with minimum width of 2.1 m.</p> <p>(ii) In the case of special housing scheme, put up by public agencies for low income group and economically weaker section of the society, no provision for kitchen shall be necessary. In the case of double room tenements, the size of a kitchen shall be not less than 4.0 sq.m. with a minimum width of 1.5 m.</p>	<p><b>96. Size of Kitchen—</b></p> <p>(i) The area of the kitchen shall be not less than 5.5 sq.m. with a minimum width of 1.8 m. but in a two room tenement the minimum area of the room to be used as a kitchen shall be 7.5 sq.m. with minimum width of 2.1 m.</p> <p>(ii) In the case of special housing scheme, put up by public agencies for low income group and economically weaker section of the society, no provision for kitchen shall be necessary. In the case of double room tenements, the size of a kitchen shall be not less than 4.0 sq.m. with a minimum width of 1.5 m.</p> <p><b>Note :</b> Notwithstanding to anything content in D C Regulation, applicant/occupant is hereby authorised to change internal sizes of rooms within tenement subject to provisions in this Table without prior approval from Corporation prior or after Occupation Certificate.</p>
<p><b>111. Size of Store Room -</b></p> <p>The area of a store room, if provided in a residential building, shall not be more than 3 sq.m.</p>	<p><b>111. Size of Store Room -</b></p> <p>To be deleted.</p>
<p><b>127. Lighting and Ventilation of Rooms</b></p> <p>(i) Adequacy and manner of provision - All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have.</p> <p>(a) one or more apertures, excluding doors, with area not less than one sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation.</p> <p>However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings their area taken together measuring not less than 1 sq.m. per landing on the external wall.</p> <p>(b) an opening with a minimum area of 1 sq.m. in any habitable room including a kitchen, and 0.3 sq.m. with one dimension of 0.3 m. For any bathroom, water closet or store.</p> <p>(c) all the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.</p>	<p><b>127. Lighting and Ventilation of Rooms</b></p> <p>(i) Adequacy and manner of provision - All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have.</p> <p>(a) one or more apertures, excluding doors, with area not less than one sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation.</p> <p>However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings their area taken together measuring not less than 1 sq.m. per landing on the external wall.</p> <p>(b) an opening with a minimum area of 1 sq.m. in any habitable room including a kitchen, and 0.3 sq.m. with one dimension of 0.3 m. For any bathroom, water closet or store.</p> <p>(c) all the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.</p>

Provision in Sanctioned D C Regulation			Proposed Modification		
(ii) Artificial ventilation shaft - (permissible only in congested area) - A bathroom, water closet, staircase or store may abut on the ventilation shaft, the size of which shall not be less than the values given below –			(ii) Artificial ventilation shaft - (permissible only in congested area) - A bathroom, water closet, staircase or store may abut on the ventilation shaft, the size of which shall not be less than the values given below –		
Height of Buildings	Cross-section of Ventilation shaft in sq.m.	Side of in shaft in m.	Height of Buildings	Cross-section of Ventilation shaft in sq.m.	Side of in shaft in m.
upto 12	2.8	1.2	upto 12	2.8	1.2
upto 18	4.0	1.5	upto 18	4.0	1.5
upto 24	5.4	1.8	upto 24	5.4	1.8
upto 30	8.0	2.4	upto 30	8.0	2.4
Above 30	9.0	3.0	Above 30	9.0	3.0
* For buildings above 30 m. mechanical, ventilation system shall be installed besides the provisions of minimum ventilation shaft.			* For buildings above 30 m. mechanical, ventilation system shall be installed besides the provisions of minimum ventilation shaft.		
In such ventilation shafts, mechanical ventilation system shall be installed.			In such ventilation shafts, mechanical ventilation system shall be installed.		
Further, such ventilation shaft shall be adequately accessible for maintenance.			Further, such ventilation shaft shall be adequately accessible for maintenance.		
(iii) Artificial Lighting and Mechanical Ventilation - Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part VIII, Building Service Section I, Lighting and Ventilation, National Building Code.			(iii) Artificial Lighting and Mechanical Ventilation-Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part VIII, Building Service Section I, Lighting and Ventilation, National Building Code.		
(iv) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may be suitably relaxed by the Commissioner.			(iv) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may be suitably relaxed by the Commissioner.		
<b>Note :</b> Notwithstanding anything contained in D.C.Regulation, after occupation approval to any of the structure may it be residential /Commercial / Industrial user the occupant may carry out internal additions/alteration work within the tenement, without obtaining prior permission as anticipated in these regulations, provided that			<b>Note :</b> Notwithstanding anything contained in D.C.Regulation, after occupation approval to any of the structure may it be residential /Commercial / Industrial user the occupant may carry out internal additions/alteration work within the tenement, without obtaining prior permission as anticipated in these regulations, provided that		
(i) Such Additions/Alterations shall not endanger structural stability of the building,			(i) Such Additions/Alterations shall not endanger structural stability of the building,		
(ii) Common areas of such building shall not be included in such additions/alterations works and further there shall not be any FSI violation. Any area hitherto not included in FSI shall not be converted in to any use requiring FSI utilisation.			(ii) Common areas of such building shall not be included in such additions/alterations works and further there shall not be any FSI violation. Any area hitherto not included in FSI shall not be converted in to any use requiring FSI utilisation.		



Provision in Sanctioned D C Regulation	Proposed Modification
	(iii) The additions/Alterations to be carried out shall be in accordance with these regulations. Occupants wishing to carry out any additions/alteration works within the tenements after occupation approval ; shall submit self declaration along with certification from licentiate Structural Engineer and Architect regarding adherence to the (i), (ii) and (iii) above. For any violation the concerned Architect and Structural Engineer as well as the occupier shall be held responsible.

आणि त्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ (१) मधील तरतुदीनुसार मंजूर विकास नियंत्रण नियमावलीतील उक्त फेरबदलाकरिता आम जनतेच्या सूचना/हरकती मागविणेसाठी ही सूचना महाराष्ट्र शासनाचे राजपत्र, वर्तमानपत्र व सहायक संचालक, नगररचना, ठाणे महानगरपालिका, ठाणे, शहर विकास विभाग, डॉ. अल्मेडा रोड, पाचपाखाडी, ठाणे यांचे सूचना फलकावर तसेच [www.tmctp.com](http://www.tmctp.com) ह्या ठाणे महानगरपालिकेच्या वेबसाईटवर प्रसिद्ध करण्यात येत आहे. उक्त विकास नियंत्रण नियमावली फेरबदलाचा मसुदा जनतेच्या अवलोकनार्थ सहायक संचालक, नगररचना, ठाणे महानगरपालिका, डॉ. अल्मेडा रोड, पाचपाखाडी, ठाणे यांचे कार्यालयीन सूचना फलकावर लावण्यात आला आहे. उक्त फेरबदलाबाबत कोणत्याही व्यक्तीस सूचना/हरकती घ्यावयाची असल्यास त्यांनी ही सूचना महाराष्ट्र शासनाचे राजपत्रात प्रसिद्ध झाल्यापासून ३० (तीस) दिवसांचे आत आपली सूचना/हरकत महापालिका आयुक्त, ठाणे महानगरपालिका, ठाणे यांचेकडे सादर करावी.

ठाणे, दिनांक २६ फेब्रुवारी २०१४.

जि. ल. भोपळे,  
सहायक संचालक, नगररचना,  
ठाणे महानगरपालिका, ठाणे.

**THANE MUNICIPAL CORPORATION, THANE**

Town Planning Department

**Notice**

[Under Section 37 (1) of Maharashtra Regional and Town Planning Act, 1966]

No. TMC/TDO/DPIC/1595

Whereas the Government in Urban Development Department under Government Notification No. TPS/1295/CR-222/94/UD-12, dated 28th April 1995 have accorded sanction to the draft Development Control Regulation with some modifications and differed sanction to some of the Regulations (hereinafter referred to as “ the said Regulations ”) under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) and the said Regulation have come into force with effect from 1st June 1995 ;

And whereas, the revised Development Plan of the city of Thane has been sanctioned by Government *vide* Notification No. TPS/1297/1319/CR-148/97/UD-12, dated 4th October 1999 and came into force from 22nd November 1999. Also the Excluded Portion (EP) from revised Development Plan were sanctioned *vide* Government Notification No. TPS/1201/ 274/ CR-28 / 2009 / UD-12, dated 3rd April 2003 and came into force from 14th May 2003 (hereinafter referred to as “ The said sanctioned Development Plan ”) ;

And whereas, the Government in Urban Development Department under Government Notification No. TPS. 1203/1769/CR-272/2004/UD-12, dated 24th August 2004, have accorded sanction to the modification in Development Control Regulations ;

And whereas, Thane Municipal Corporation is of the opinion that the provisions of the said regulations need some modification in Development Control Regulations, so as to implement the said provisions effectively. Therefore, under its Resolution No.474, dated 20th February 2014. Thane Municipal Corporation resolved to initiate the proposal of modification under section 37(1) of the said Act, and further directed to complete all legal formalities stipulated under section 37(1) and submit the proposal to the Government for sanction. The proposed of modification in Development Control Regulations are as follows :—

Provision in Sanctioned D C Regulation	Proposed Modification
<p><b>14. Building Plan—</b></p> <p>The plans of the buildings and elevations and section to be sent with the application under regulation 6 shall be drawn to a scale of 1:100. The building plan shall—</p> <p>(a) include floor plans of all floors together with the covered area (*) clearly indicating the sizes of rooms and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details, meter room and electric sub-station and also include ground floor plan as well as basement plan and shall indicate the details of parking space and loading and unloading spaces provided around and within the building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions alongwith accessory building.</p> <p><b>Note.—</b> (*) To indicate in Proforma I in Appendix A.</p> <p>(b) show the use or occupancy of all parts of the buildings.</p>	<p><b>14. Building Plan—</b></p> <p>The plans of the buildings and elevations and section to be sent with the application under regulation 6 shall be drawn to a scale of 1:100. The building plan shall—</p> <p>(a) include floor plans of all floors together with the covered area (*) clearly indicating the sizes of tenements and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details, meter room and electric sub-station and also include ground floor plan as well as basement, podium plan and shall indicate the details of parking space provided for Residential/Commercial/Industrial/Visitors purposes and including details of assignment of such parking spaces to such users, loading and unloading spaces if around and within the building location of STP, D.G.Sets if any as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions alongwith accessory building.</p> <p><b>Note.—</b> (*) To indicate in Proforma I in Appendix A.</p> <p>(b) show the use or occupancy of Tenements and Commercial Premises of the buildings.</p>

Provision in Sanctioned D C Regulation	Proposed Modification
<p>(c) show exact location of essential services, such as WC, bath and the alike.</p> <p>(d) include sectional drawings showing clearly the size of the footings, thickness of basement wall, wall construction size and spacing of framing members, floors, slabs, roof slabs with the materials. The section shall indicate the height of building and rooms and also the height of the parapet, and the drainage and the slope of the roof. Atleast one section should be taken through the staircase provided further that the structural plan giving details of all structural elements and materials used alongwith structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate.</p> <p>(e) show all street elevations.</p> <p>(f) indicate details of basket privy (served privy) if any.</p> <p>(g) give dimensions of the projected portion beyond the permissible building line.</p> <p>(h) include terrace plan indicating the drainage and the slope of the roof.</p> <p>(i) give indication of the north line relative to the plan.</p> <p>(j) give dimensions and details of doors, windows and ventilators.</p> <p>(k) give such other particulars as may be prescribed by the Commissioner.</p> <p>93. (i) <i>Plinth</i>—The height of plinth shall not be less than 45 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be atleast 60 cm. above the high flood level or greater than 60 cm. as may be decided by the Commissioner in deserving cases.</p> <p><i>Interior Courtyards - Covered parking spaces and garages.</i>—These shall be raised atleast 15 cm. above the surrounding ground level and shall be satisfactory drained. Shops plinth height may be 30 cm.</p>	<p>(c) show exact location of essential services, such as WC, bath and the alike which needs inlet and outlet drainage /piping facilities.</p> <p>(d) include sectional drawings showing clearly the size of the footings, thickness and height of basement and podium, wall construction size and spacing of framing/structural members, floors heights, slabs, roof slabs with the type of construction material. The section shall indicate the height of building and rooms and also the height of the parapet, and the drainage and the slope of the roof. Atleast one section should be taken through the staircase, provided further that the structural plan giving details of all structural elements and materials used alongwith structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate. If required Commissioner may endeavour to get the said designs proof checked through competent third Party as may be prescribed by him at the cost of applicant.</p> <p>(e) show all street elevations.</p> <p>(f) indicate details of Sewage Treatment Plant, if any.</p> <p>(g) give dimensions of the projected portion beyond the permissible building line.</p> <p>(h) include terrace plan indicating the drainage and the slope of the roof.</p> <p>(i) give indication of the north line relative to the plan.</p> <p>(j) external walls deriving requiring Light and Ventilation(L/V wall) or Dead Wall proposed in the building.</p> <p>(k) give such other particulars as may be prescribed by the Commissioner.</p> <p><i>Plinth.</i>—The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured.</p> <p>(i) <i>Main Building</i>—The height of the plinth shall not be less than 30 cm above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be atleast 60 cm. above the high flood level or greater than 60 cm. as may be decided by the Commissioner in deserving cases.</p> <p>(ii) <i>Interior Court-yards, Covered parking spaces and garages.</i>—These shall be raised at least 15cm. above the surrounding ground level and shall be satisfactorily drained.</p>

## Provision in Sanctioned D C Regulation

## Proposed Modification

93. (ii) In the case of special housing schemes put up by public agencies for low income group and economically weaker section of the society, the minimum height of plinth shall be not less than 30 cm.

## 94. Size of Habitable Rooms -

The Minimum size and width shall be as given in the Table hereunder :—

TABLE NO. 7  
SIZE OF HABITABLE ROOMS

Sr. No. (1)	Occupancy (2)	Minimum Size in sq.m. (3)	Minimum Width in m. (4)
1	Any habitable room except kitchen.	9.5	2.4
2	Room in a single room tenement in High Density Housing.	12.5	2.4
3	Rooms in a two room tenements—		
	(a) one of the rooms	9.3	2.4
	(b) other rooms	5.6	2.4
4	Rooms in a two room tenements of a site and services project—		
	(a) one of the rooms	9.3	2.4
	(b) other rooms	5.6	2.3
5	Single bedded room in a hostel of a recognised educational institutions.	7.5	2.4
6	Shop in R1 Zone	6.0	2.0
7	Shop in any zone other than R1.	10.0	3.0
8	Class room in an educational buildings.	38.0 or area at 0.8 sq.m. per student, whichever is more	5.5
9	Institutional building—		
	(a) Special Room	9.5	3.0
	(b) General Ward	40.0	5.5
10	Cinema hall, auditorium, assembly hall, etc.	In conformity with the Maharashtra Cinema Rules.	

Provided that in sites and services projects, a room of 5.00 sq.m. with a toilet arrangement may be allowed in the first phase and in the second phase, another room of 9.3 sq.m. may be added :

Provided further that an additional bed room for occupancy of a single person with a size of 5.5 sq.m. with a minimum width of 1.8 m. may be permitted.

Unchanged

## 94. Size of Habitable Rooms -

The Minimum size and width shall be as given in the Table hereunder :—

TABLE NO. 7  
SIZE OF HABITABLE ROOMS

Sr. No. (1)	Occupancy (2)	Minimum Size in sq.m. (3)	Minimum Width in m. (4)
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3	Rooms in a two room tenements—		
	(a) one of the rooms	9.3	2.4
	(b) other rooms	5.6	2.4
4	Rooms in a two room tenements of a site and services project—		
	(a) one of the rooms	9.3	2.3
	(b) other rooms	5.6	2.4
5	Single bedded room in a hostel of a recognised educational institutions.	7.5	2.4
6	Shop in R1 Zone	6.0	2.0
7	Shop in any zone other than R1.	10.0	3.0
8	Class room in an educational buildings.	38.0 or area at 0.8 sq.m. per student, whichever is more	5.5
9	Institutional building—		
	(a) Special Room	9.5	3.0
	(b) General Ward	40.0	5.5
10	Cinema hall, auditorium, assembly hall, etc.	In conformity with the Maharashtra Cinema Rules.	

Provided that in sites and services projects, a room of 5.00 sq.m. with a toilet arrangement may be allowed in the first phase and in the second phase, another room of 9.3 sq.m. may be added :

Provided further that an additional bed room for occupancy of a single person with a size of 5.5 sq.m. with a minimum width of 1.8 m. may be permitted.

Provision in Sanctioned D C Regulation	Proposed Modification
<p><b>96. Size of Kitchen—</b></p> <p>(i) The area of the kitchen shall be not less than 5.5 sq.m. with a minimum width of 1.8 m. but in a two room tenement the minimum area of the room to be used as a kitchen shall be 7.5 sq.m. with minimum width of 2.1 m.</p> <p>(ii) In the case of special housing scheme, put-up by public agencies for low income group and economically weaker section of the society, no provision for kitchen shall be necessary. In the case of double room tenements, the size of a kitchen shall be not less than 4.0 sq.m. with a minimum width of 1.5 m.</p>	<p><b>96. Size of Kitchen—</b></p> <p>(i) The area of the kitchen shall be not less than 5.5 sq.m. with a minimum width of 1.8 m. but in a two room tenement the minimum area of the room to be used as a kitchen shall be 7.5 sq.m. with minimum width of 2.1 m.</p> <p>(ii) In the case of special housing scheme, put-up by public agencies for low income group and economically weaker section of the society, no provision for kitchen shall be necessary. In the case of double room tenements, the size of a kitchen shall be not less than 4.0 sq.m. with a minimum width of 1.5 m.</p> <p><b>Note :</b> Notwithstanding to anything content in DC Regulation, applicant/occupant is hereby authorised to change internal sizes of rooms within tenement subject to provisions in this Table without prior approval from Corporation prior or after Occupation Certificate.</p>
<p><b>111. Size of Store Room—</b></p> <p>The area of a store room, if provided in a residential building, shall not be more than 3 sq.m.</p>	<p><b>111. Size of Store Room—</b></p> <p>To be deleted.</p>
<p><b>127. Lighting and Ventilation of Rooms</b></p> <p>(i) Adequacy and manner of provision - All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have.</p> <p>(a) one or more appertures, excluding doors, with area not less than one-sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation.</p> <p>However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings their area taken together measuring not less than 1 sq.m. per landing on the external wall.</p> <p>(b) an opening with a minimum area of 1 sq.m. in any habitable room including a kitchen, and 0.3 sq.m. with one dimension of 0.3 m. For any bathroom, water closet or store.</p> <p>(c) all the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.</p>	<p><b>127. Lighting and Ventilation of Rooms</b></p> <p>(i) Adequacy and manner of provision - All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have.</p> <p>(a) one or more apertures, excluding doors, with area not less than one-sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation.</p> <p>However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings their area taken together measuring not less than 1 sq.m. per landing on the external wall.</p> <p>(b) an opening with a minimum area of 1 sq.m. in any habitable room including a kitchen, and 0.3 sq.m. with one dimension of 0.3 m. For any bathroom, water closet or store.</p> <p>(c) all the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.</p>

Provision in Sanctioned D C Regulation			Proposed Modification		
(ii) Artificial ventilation shaft - (permissible only in congested area) - A bathroom, water closet, staircase or store may abut on the ventilation shaft, the size of which shall not be less than the values given below –			(ii) Artificial ventilation shaft - (permissible only in congested area) - A bathroom, water closet, staircase or store may abut on the ventilation shaft, the size of which shall not be less than the values given below –		
Height of Buildings	Cross-section of Ventilation shaft in sq.m.	Side of in shaft in m	Height of Buildings	Cross-section of Ventilation shaft in sq.m.	Side of in shaft in m
upto 12	2.8	1.2	upto 12	2.8	1.2
upto 18	4.0	1.5	upto 18	4	1.5
upto 24	5.4	1.8	upto 24	5.4	1.8
upto 30	8	2.4	upto 30	8	2.4
Above 30	9	3	Above 30	9	3
* For buildings above 30 m. mechanical, ventilation system shall be installed besides the provisions of minimum ventilation shaft.			* For buildings above 30 m. mechanical, ventilation system shall be installed besides the provisions of minimum ventilation shaft.		
In such ventilation shafts, mechanical ventilation system shall be installed.			In such ventilation shafts, mechanical ventilation system shall be installed.		
Further, such ventilation shaft shall be adequately accessible for maintenance.			Further, such ventilation shaft shall be adequately accessible for maintenance.		
(iii) Artificial Lighting and Mechanical Ventilation - Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part VIII, Building Service Section I, Lighting and Ventilation, National Building Code.			(iii) Artificial Lighting and Mechanical Ventilation-Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part VIII, Building Service Section I, Lighting and Ventilation, National Building Code.		
(iv) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may be suitably relaxed by the Commissioner.			(iv) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may be suitably relaxed by the Commissioner.		
<b>Note :</b> Notwithstanding anything contained in D.C.Regulation, after occupation approval to any of the structure may it be residential /Commercial / Industrial user the occupant may carry out internal additions/alteration work within the tenement without obtaining prior permission as anticipated in these regulations, provided that			<b>Note :</b> Notwithstanding anything contained in D.C.Regulation, after occupation approval to any of the structure may it be residential /Commercial / Industrial user the occupant may carry out internal additions/alteration work within the tenement without obtaining prior permission as anticipated in these regulations, provided that		
(i) Such Additions/Alterations shall not endanger structural stability of the building,			(i) Such Additions/Alterations shall not endanger structural stability of the building,		
(ii) Common areas of such building shall not be included in such additions/alterations works and further there shall not be any FSI violation. Any area hitherto not included in FSI shall not be converted in to any use requiring FSI utilisation.			(ii) Common areas of such building shall not be included in such additions/alterations works and further there shall not be any FSI violation. Any area hitherto not included in FSI shall not be converted in to any use requiring FSI utilisation.		

Provision in Sanctioned D C Regulation	Proposed Modification
	<p>(iii) The additions/Alterations to be carried out shall be in accordance with these regulations.</p> <p>Occupants wishing to carry out any additions/alteration works within the tenements after occupation approval ; shall submit self declaration alongwith certification from licentiate Structural Engineer and Architect regarding adherence to the (i), (ii) and (iii) above. For any violation the concerned Architect and Structural Engineer as well as the occupier shall be held responsible.</p>

And therefore, this notice is published inviting suggestions/objections from the public to carry out “ The said Modification in said sanctioned Development Plan ” as per the provisions under section 37 (I) of Maharashtra Regional and Town Planning Act, 1966. The Notice showing said modification in “ said Development Control Regulation ” is published and displayed on the notice board in the office of Assistant Director Town Planning, Town Development Department, Thane Municipal Corporation, Dr. Almeida Road, Panchpakhadi, Thane. The draft of such modification is also published on Thane Municipal Corporation’s website [www.tmctp.com](http://www.tmctp.com). Any person interested may submit his suggestion or objection to the said modification within 30 (Thirty) days from the publication of this notice in *Maharashtra Government Gazette*, to the Municipal Commissioner, Thane Municipal Corporation, Thane.

Thane, dated the 26th February 2014.

J. L. BHOPLE,  
Asst. Director, Town Planning,  
Thane Municipal Corporation, Thane.

## ठाणे महानगरपालिका, ठाणे

शहर विकास विभाग

### जाहीर सूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये

जा. क्र.ठामपा/शविवि/विवोअंक/१५९४

ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२९५/सीआर-२२२/९४/नवि-१२, दिनांक २८ एप्रिल १९९५ अन्वये ठाणे शहराच्या प्रारूप विकास नियंत्रण नियमावलीत काही फेरबदल व काही नियमावली वगळून नियमावलीस (यापुढे “उक्त नियमावली” असे संबोधिले आहे) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे “उक्त अधिनियम” असे संबोधिले आहे) अन्वये मंजुरी दिली आहे व सदर नियमावली दिनांक १ जून १९९५ पासून अंमलात आहे ;

आणि ज्याअर्थी, ठाणे शहराची सुधारित विकास योजना शासन निर्णय क्र. टीपीएस-१२९७/१३१९/सीआर-१४८/९७/नवि-१२, दिनांक ४ ऑक्टोबर १९९९ अन्वये मंजूर असून, दिनांक २२ नोव्हेंबर १९९९ पासून अंमलात आली. तसेच सुधारित विकास योजनेतील वगळलेले क्षेत्र (Excluded Portion EP) शासन निर्णय क्र. टीपीएस-१२०१/२७४/सीआर-२८/२००९/नवि-१२, दिनांक ३ एप्रिल २००३ अन्वये मंजूर असून, दिनांक १४ मे २००३ पासून अंमलात आली आहे (यापुढे “उक्त मंजूर विकास योजना” असे संबोधिले आहे) ;

आणि ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२०३/१७६९/सीआर-२७२/२००४/युडी-१२, दिनांक २४ ऑगस्ट २००४ अन्वये विकास नियंत्रण नियमावलीतील फेरबदलास मंजुरी दिली आहे ;

आणि ज्याअर्थी, ठाणे महानगरपालिकेने विकास नियंत्रण नियमावलीतील तात्पुरत्या बांधकामाबाबत नियम क्र. २३ (३) मध्ये काही फेरबदल करणे प्रस्तावित केले असून त्यामुळे सदर तरतुदी प्रभावीपणे राबविता येईल. त्याकरीता महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ मधील तरतुदीनुसार कार्यवाही करणेस व शासनास अंतिम मान्यता मिळणेसाठी प्रस्ताव सादर करण्यास मा. सर्वसाधारण सभा ठराव क्र. ४७१, दिनांक २० फेब्रुवारी २०१४ अन्वये मान्यता दिलेली आहे. सदर नियम क्र. २३(३) मधील फेरबदल खालीलप्रमाणे आहे :—

Sr. No.	Existing DC Rule	Proposed Modification
1	<p><b>23(3) Temporary Construction—</b></p> <p>The Commissioner may grant permission for temporary construction for a period not exceeding six months at a time, in the aggregate not exceeding for a period of three years. Such a permission may be given by him for the construction of the following :—</p> <p>(i) Structures for protection from the rain or covering of the terrace during the monsoon only.</p> <p>(ii) Pandals for fairs, ceremonies, religious function etc.</p> <p>(iii) Structures for godowns/ storage of construction materials within the site.</p> <p>(iv) Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building.</p> <p>(v) Structure for exhibitions / circus etc.</p> <p>(vi) Structures for storage of machinery, before installation, for factories in industrial lands within the site.</p> <p>(vii) Structures for ancillary works for quarrying operations in conforming zones.</p> <p>(viii) MAFCO stalls, milk booths and telephone booths.</p> <p>(ix) Transit accommodation for persons to be rehabilitated in a new construction.</p> <p>(x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.</p>	<p><b>23(3) Temporary Construction :—</b></p> <p>(A) The Commissioner or any other officer appointed may grant permission for temporary construction for a period not exceeding six months at a time, in the aggregate not exceeding for a period of three years. Such a permission may be given by him for the construction of the following :—</p> <p>(i) To be deleted</p> <p>(ii) No Change</p> <p>(iii) To be deleted</p> <p>(iv) To be deleted</p> <p>(v) No Change</p> <p>(vi) No Change</p> <p>(vii) No Change</p> <p>(viii) No Change</p> <p>(ix) No Change</p> <p>(x) To be deleted</p>



Sr. No.	Existing DC Rule	Proposed Modification
	<p>Provided that temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Commissioner but in any case not beyond completion of construction of the main structure or building, and that structure in (viii) may be continued on annual renewable basis by the Commissioner beyond a period of three years.</p>	<p>Deleted</p> <p><b>New Provision inserted</b></p> <p>B (i) The Commissioner or any other officer of TMC appointed by Commissioner, not below the rank of Asstt. Director of town planning, may grant permission for construction of temporary Structures, ancillary to development proposal e.g. site office, RMC Plant, sample flats , temporary toilets and allied mandatory labour facilities required on site etc. till such period as mentioned hereunder with the condition that built-up area of such structures shall be computed for in-situ FSI consumption of the plot and Commencement certificate for the such proportionate FSI shall be withheld till removal of such structures from site. Provided further that the permission of such structures shall be sought at the time of first approval, by clearly indicating such structures in layout of the proposal .</p> <p>The permission for such structures may be granted for initial period as below :—</p> <p>For net plot area upto 2,000 Sq.Mtrs. :- 2 years.</p> <p>For net plot area from 2,000 Sq.Mtrs. to 5,000 Sq. Mtrs. :- 3 years.</p> <p>For net plot area from 5,000 Sq.Mtrs. to 10,000 Sq. Mtrs :- 5 years.</p> <p>For net plot area above 10,000 Sq. Mtrs. :- 7 years.</p> <p>B (ii) For Buildings aging more than 20 years, tubular Structures with A.C. sheet roofing of 4 Ft.height above terrace floor level, for protection from the rain may be allowed, with the permission of the Commissioner or any other officer not below the rank of Asstt. Director of town planning, upon terms and conditions, Commissioner may deem fit and proper. However safety of original as well as of tubular structure shall be ensured.</p>

आणि त्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ (१) मधील तरतुदीनुसार मंजूर विकास नियंत्रण नियमावलीतील उक्त फेरबदलाकरिता आम जनतेच्या सूचना/हरकती मागविणेसाठी हि सूचना प्रसिद्ध करण्यात येत आहे. उक्त विकास नियंत्रण नियमावली फेरबदलाचा मसुदा जनतेच्या अवलोकनार्थ सहायक संचालक, नगररचना, ठाणे महानगरपालिका, डॉ. अल्मेडा रोड, पाचपाखाडी, ठाणे यांचे कार्यालयीन सूचना फलकावर लावण्यात आला आहे. उक्त फेरबदलाबाबत कोणत्याही व्यक्तीस सूचना/हरकती घ्यावयाची असल्यास त्यांनी हि सूचना वृत्तपत्रात व [www.tmctp.com](http://www.tmctp.com) ह्या वेबसाईटवर आणि महाराष्ट्र शासनाचे राजपत्रात प्रसिद्ध झाल्यापासून ३० (तीस) दिवसांचे आत आपली सूचना/हरकत महापालिका आयुक्त, ठाणे महानगरपालिका, ठाणे यांचेकडे सादर करावी.

ठाणे, दिनांक २६ फेब्रुवारी २०१४.

जि. ल. भोपळे,

सहायक संचालक, नगररचना,

ठाणे महानगरपालिका, ठाणे.

**THANE MUNICIPAL CORPORATION, THANE**

Town Planning Department

**Notice**

(U/s. 37 (1) of Maharashtra Regional and Town Planning Act, 1966)

No. TMC/TDO/DPIC/1594

Whereas the Government in Urban Development Department under Government Notification No. TPS/1295/CR-222/94/UD-12, dated 28th April 1995 have accorded sanction to the draft Development Control Regulation with some modifications and differed sanction to some of the Regulations (hereinafter referred to as “the said Regulations”) under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) and the said Regulation have come into force with effect from 1st June 1995:

And whereas, the revised Development Plan of the city of Thane has been sanctioned by Government *vide* notification No. TPS/1297/1319/CR-148/97/UD-12, dated 4th October 1999 and came into force from 22nd November 1999. Also the Excluded Portion (EP) from revised Development Plan were sanctioned *vide* Government notification No. TPS/ 1201/ 274/ CR-28/2009/UD 12, dated 3rd April 2003 and came into force from 14 th May 2003 (hereinafter referred to as “The said sanctioned Development Plan ”) ;

And whereas, the Government in Urban Development Department under Government Notification No. TPS-1203/1769/CR-272/2004/UD-12, dated 24th August 2004, have accorded sanction to the modification in Development Control Regulations ;

And whereas, Thane Municipal Corporation is of the opinion that the provisions of the said regulations need some modification in Regulation No. 23 (3), so as to implement the said provision effectively. Therefore, under its Resolution No. 471, dated 20th February 2014 resolved to initiate the proposal of modification under section 37 (1) of the said Act, and further directed to complete all legal formalities stipulated under section 37 (1) and submit the proposal to the Government for sanction. The proposed of modification in Regulation No. 23 (3) is as follows :—

Sr. No.	Existing DC Rule	Proposed Modification
1	<p><b>23(3) Temporary Construction—</b></p> <p>The Commissioner may grant permission for temporary construction for a period not exceeding six months at a time, in the aggregate not exceeding for a period of three years. Such a permission may be given by him for the construction of the following.—</p> <p>(i) Structures for protection from the rain or covering of the terrace during the monsoon only.</p> <p>(ii) Pandals for fairs, ceremonies, religious function etc.</p> <p>(iii) Structures for godowns/ storage of construction materials within the site.</p> <p>(iv) Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building.</p> <p>(v) Structure for exhibitions / circus etc.</p> <p>(vi) Structures for storage of machinery, before installation, for factories in industrial lands within the site.</p> <p>(vii) Structures for ancillary works for quarrying operations in conforming zones.</p> <p>(viii) MAFCO stalls, milk booths and telephone booths.</p> <p>(ix) Transit accommodation for persons to be rehabilitated in a new construction.</p> <p>(x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.</p>	<p><b>23(3) Temporary Construction :—</b></p> <p>(A) The Commissioner or any other officer appointed may grant permission for temporary construction for a period not exceeding six months at a time, in the aggregate not exceeding for a period of three years. Such a permission may be given by him for the construction of the following—</p> <p>(i) To be deleted</p> <p>(ii) No Change</p> <p>(iii) To be deleted</p> <p>(iv) To be deleted</p> <p>(v) No Change</p> <p>(vi) No Change</p> <p>(vii) No Change</p> <p>(viii) No Change</p> <p>(ix) No Change</p> <p>(x) To be deleted</p>

Sr. No.	Existing DC Rule	Proposed Modification
	Provided that temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Commissioner but in any case not beyond completion of construction of the main structure or building, and that structure in (viii) may be continued on annual renewable basis by the Commissioner beyond a period of three years.	Deleted
		<p><b>New Provision inserted</b></p> <p>B (i) The Commissioner or any other officer of TMC appointed by Commissioner, not below the rank of Asstt. Director of town planning, may grant permission for construction of temporary Structures, ancillary to development proposal e.g. site office, RMC Plant, sample flats , temporary toilets and allied mandatory labour facilities required on site etc. till such period as mentioned hereunder with the condition that built up area of such structures shall be computed for in-situ FSI consumption of the plot and Commencement certificate for the such proportionate FSI shall be withheld till removal of such structures from site. Provided further that the permission of such structures shall be sought at the time of first approval, by clearly indicating such structures in layout of the proposal .</p> <p>The permission for such structures may be granted for initial period as below :—</p> <p>For net plot area upto 2,000 Sq.Mtrs. :- 2 years.</p> <p>For net plot area from 2,000 Sq.Mtrs. to 5,000 Sq. Mtrs. :- 3 years.</p> <p>For net plot area from 5,000 Sq.Mtrs. to 10,000 Sq. Mtrs :- 5 years.</p> <p>For net plot area above 10,000 Sq. Mtrs. :- 7 years.</p> <p>B (ii) For Buildings aging more than 20 years, tubular Structures with A.C. sheet roofing of 4 Ft.height above terrace floor level, for protection from the rain may be allowed, with the permission of the Commissioner or any other officer not below the rank of Asstt. Director of town planning, upon terms and conditions, Commissioner may deem fit and proper .However safety of original as well as of tubular structure shall be ensured.</p>

And therefore, this notice is published inviting suggestions/objections from the public to carry out “ The said Modification in said sanctioned Development Plan ” as per the provisions under section 37(1) of Maharashtra Regional and Town Planning Act, 1966. The Notice showing said modification in “ said Development Control Regulation ” is published and displayed on the notice board in the office of Assistant Director Town Planning, Town Development Department, Thane Municipal Corporation, Dr. Almeida Road, Panchpakhadi, Thane and also displayed on Thane Municipal Corporation’s website [www.tmctp.com](http://www.tmctp.com). Any person interested may submit his suggestion or objection to the said modification within 30 (Thirty) days from the publication of this notice in the news paper, on the website [www.tmctp.com](http://www.tmctp.com) and *Maharashtra Government Gazette*, to the Municipal Commissioner, Thane Municipal Corporation, Thane.

Thane, dated the 26th February 2014.

J. L. BHOPLE,  
Asst. Director Town planning,  
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## ठाणे महानगरपालिका, ठाणे

शहर विकास विभाग

### जाहीर सूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये

जा. क्र. ठामपा/शवि/विवि/वियोअंक/१५९३

ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२९५/सीआर-२२२/९४/नवि-१२, दिनांक २८ एप्रिल १९९५ अन्वये ठाणे शहराच्या प्रारूप विकास नियंत्रण नियमावलीत काही फेरबदल व काही नियमावली वगळून नियमावलीस (यापुढे “उक्त नियमावली” असे संबोधिले आहे) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे “उक्त अधिनियम” असे संबोधिले आहे) अन्वये मंजुरी दिली आहे व सदर नियमावली दिनांक १ जून १९९५ पासून अंमलात आहे ;

आणि ज्याअर्थी, ठाणे शहराची सुधारित विकास योजना शासन निर्णय क्र. टीपीएस-१२९७/१३१९/सीआर-१४८/९७/नवि-१२, दिनांक ४ ऑक्टोबर १९९९ अन्वये मंजूर असून, दिनांक २२ नोव्हेंबर १९९९ पासून अंमलात आली. तसेच सुधारित विकास योजनेतील वगळलेले क्षेत्र (Excluded Portion EP) शासन निर्णय क्र. टीपीएस-१२०१/२७४/सीआर-२८/२००९/नवि-१२, दिनांक ३ एप्रिल २००३ अन्वये मंजूर असून, दिनांक १४ मे २००३ पासून अंमलात आली आहे. (यापुढे “उक्त मंजूर विकास योजना” असे संबोधिले आहे) ;

आणि ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२९७/३७३/सीआर-८८/९७, युडी-१२, दिनांक २९ डिसेंबर १९९७ अन्वये विकास हक्क हस्तांतरणाबाबतच्या (टीडीआर) तरतुदी व विकास नियंत्रण नियमावलीतील परिशिष्ट “डब्ल्यू” मधील फेरबदलास मंजुरी दिली आहे. (यापुढे “उक्त टीडीआरकरिताचे नियमावली” असे संबोधिले आहे) ;

आणि ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२०१/५९२/सीआर-१०३/२००१, युडी-१२, दिनांक १ एप्रिल २००३ अन्वये विकास नियंत्रण नियमावलीतील परिशिष्ट “डब्ल्यू” मधील फेरबदलास मंजुरी दिली आहे. (यापुढे “उक्त टीडीआर करिताचे नियमावली” असे संबोधिले आहे) ;

आणि ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२०५/२४३६/सीआर-२८६/०५, युडी-१२, दिनांक १९ जून २००७ अन्वये विकास नियंत्रण नियमावलीतील नियम क्र. ६५, परिशिष्ट “एम” ६.१ मधील फेरबदलास मंजुरी दिली आहे ;

आणि ज्याअर्थी, ठाणे महानगरपालिका क्षेत्रातील सुविधांचे भूसंपादन व विकास होण्यास चालना मिळण्याकरिता विकास हक्क हस्तांतरणाचा वापर महाराष्ट्र शासनाच्या जमिनीच्या बाजारमूल्य दरानुसार करण्याची आवश्यकता आणि विकास हक्क हस्तांतरण कार्यप्रणालीत पारदर्शकता, तत्परता आणण्याकरिता सदर फेरबदल करण्याची आवश्यकता निर्माण झाल्याचे ठाणे महानगरपालिकेची धारणा झाली आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) मधील तरतुदीनुसार मंजूर विकास नियमावलीतील परिशिष्ट “डब्ल्यू” मधील फेरबदल करण्यास ठाणे महानगरपालिकेच्या मा. सर्वसाधारण सभेने ठराव क्र. ४७२, दिनांक २० फेब्रुवारी २०१४ अन्वये मान्यता दिलेली असून, परिशिष्ट “डब्ल्यू” मधील प्रस्तावित फेरबदल पुढीलप्रमाणे आहेत :-

Existing Provisions	Modification Proposed
<p>APPENDIX – W</p> <p>[Paragraph Appendix N.N.1.5 - (a)]</p> <p>Regulations for the grant of Transferable Development Rights (TDRs) to owners/developers and conditions for grant of such rights.</p> <p>1. The owner (or lessee) of a plot of land which is reserved for a public purpose in the development plan and to be developed by Corporation and for additional amenities deemed to be reservations provided in accordance with these Regulations, excepting in the case of an existing or retention user or to any required compulsory or recreational open space, shall be eligible for the award of Transferable Development Rights (TDRs) in the form of Floor Space Index (F.S.I.) to the extent and on the condition set out below. Such award will entitle the owner of the land to FSI in the form of a Development Right Certificate (DRC) which he may use himself or transfer to any other person.</p>	<p>APPENDIX – W</p> <p>[Paragraph Appendix N.N.1.5 - (a)]</p> <p>Regulations for the grant/ Transfer/ Utilisation of Transferable Development Rights (TDRs) to owners/ developers/ other Agencies and conditions for grant/ transfer/ utilisation of such rights.</p> <p>1. The owner (or lessee) of a plot of land which is reserved for a public purpose in the development plan and such plot of land is to be developed by Corporation or any appropriate authority defined in the appendix ‘P’ of these Regulations</p> <p>(herein after referred to as “Designated Authority”) and further for additional amenities deemed to be reservations, which are to be acquired by TMC or Special areas designated in Development Plan enumerated in Regulation 14 of this Appendix in accordance with these Regulations, shall be eligible for the award of Transferable Development Rights (TDRs) on surrendering the land free of cost to TMC</p>

Existing Provisions	Modification Proposed
<p>2. Subject to the Regulations 1 above, where a plot of land is reserved for any purpose specified in section 22 of Maharashtra Regional and Town Planning Act, 1966, the Owner will be eligible for Development Rights (DR's) to the extent stipulated in Regulations 5 &amp; 6 in this Appendix had the land been not so reserved, after the said land is surrendered free of cost as stipulated in regulation 5 in this Appendix, and after completion of the development or construction as in Regulation in this Appendix if he undertakes the same.</p> <p>3. Development Rights (DR's) will be granted to an owner or a lessee only for reserved lands which are retainable / non-retainable under the Urban land (ceiling &amp; regulations) Act, 1976, and in respect of all other reserved land to which the provisions of the aforesaid Act do not apply, and on production of a certificate to this effect from the Competent Authority under that Act before a Development Right is granted. In the case of non-retainable lands, the grant of Development Rights shall be to such extent and subject to such conditions as Government may specify. Development Rights (DR's) are available only in cases where development of a reservation has not been implemented i.e. TDRs will be available only for prospective development or reservations.</p> <p>4. Development Rights Certificates (DRCs) will be issued by the Commissioner himself. They will state, in figures and in words, the FSI credit in square meters of the built up area to which the owner or lessee of the said reserved plot is entitled, the place and user zone in which the DRC are earned and the areas in which such credit may be utilised.</p> <p>5. The built up area for the purpose of FSI credit in the form of DRC shall be equal to the gross area of the reserved plot to be surrendered and will proportionately increase or decrease according to the permissible FSI of the zone where from the TDR has originated.</p>	<p>or Appropriate Authority under and on the conditions set out in this Appendix :</p> <p>Provided further that such award of Transferable Development Rights (TDRs) shall not be eligible for the existing/ retention users shown on Development plan and to the compulsory or recreational open spaces required to be provided in the development proposals in accordance with these regulations.</p> <p>2. In addition to the Regulations 1 above, where the plot of land is reserved for any purpose specified in section 22 of Maharashtra Regional and Town Planning Act, 1966 and further plot of land deemed to be amenity/ reservations in accordance with these regulations, or where lands falls in special areas designated as enumerated in Regulation 14 of this Appendix the Owner/Developer/Other Agency as the case may be, will be eligible for Development Rights (DR's) to the extent stipulated in Regulations 6 of this Appendix, provided such reservation or the said amenity is constructed/ developed and handed over to corporation alongwith premium, if any as stipulated in regulation 6 of this Appendix.</p> <p>3. (i) Development Rights (DR's) will be granted to an owner or a lessee only for reserved lands which are retainable under the Urban land (ceiling &amp; regulations) Act, 1976, and further under the Urban land (ceiling &amp; regulations) Repeal Act- 1999 adopted by Maharashtra State on 29th November 2007 and directives issued there under, and in respect of all other reserved and non-retainable land to which the provisions of the aforesaid Acts and directives issued there under do apply, Development Rights may be granted to such extent and subject to such conditions as Government may specify, on production of No Objection Certificate from the Competent Authority under aforesaid Acts.</p> <p>(ii) Development Rights (DR's) are available in cases where development of a land surrendered under reservation has not been implemented i.e. TDRs will be available only for prospective development or reservations as per regulation 5 of this appendix and further DR may be granted for development of amenity/ reservation as per regulation 6 of this appendix.</p> <p>4. Development Rights Certificates (DRCs) shall be issued by the Commissioner himself or by any officer appointed by the commissioner not below the rank of Assistant Director, Town Planning. Such DRC shall clearly indicate, in figures and in words, credit of transferable development rights in lieu of area of surrendered land in square meters, to which the owner or lessee of the said reserved plot is entitled.</p> <p>5. The built up area credit in the form of DRC shall be equal to the area of land surrendered under the reservation / amenity as per Regulation 2 of this Appendix.</p>

Existing Provisions	Modification Proposed
<p>Provided that, in specific cases considering the merits, where Development Plan Roads/reservations as proposed in Green zone, the Commissioner with prior approval of the Government shall grant TDR for such road land/reserved land equivalent to that of the adjoining zone.</p> <p>6. When an owner or lessee also develop or constructs the amenity on the surrendered plot at his cost subject to such stipulations as may be prescribed by the Commissioner or the appropriate authority, as the case may be and to their satisfaction and hands over the said developed/constructed amenity to the Commissioner/appropriate authority, free of cost he may be granted by the Commissioner a further DR in the form of FSI equivalent to the area of the construction/development done by him, utilisation of which etc. will be subject to the Regulations contained in this Appendix.</p> <p>7. A DRC will be issued only on the satisfactory compliance with the conditions prescribed in the Appendix.</p> <p>8. If a holder of a DRC intends to transfer it to any other person, he will submit the DRC to the Commissioner with an appropriate application for an endorsement of the new holder's name, i.e. transferee on the said certificate. Without such an endorsement by the Commissioner himself the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.</p> <p>9. A holder of a DRC who desires to use the FSI credit certified therein on a particular plot of land shall attach to his application for development permission valid DRCs to the extent required.</p>	<p>6. Commissioner or the appropriate authority as the case may be, may get developed or constructed Public amenity or purpose on any plot owned by TMC/ Government or reserved plot, at the cost of any agency to their satisfaction in lieu of DR, equivalent to the area of the construction/ Development, utilization of which shall be subject to the Regulations contained in this Appendix. Selection of the agency for such construction/development shall be through a competitive process wherein, agency offering maximum premium shall be selected.</p> <p>7. Such award will entitle the owner of the land to transferable development rights by way of area credited in the form of a Development Right Certificate (DRC); which owner (Lessee) may use himself or transfer to any other person by a registered transfer deed and with the approval of Commissioner, after submitting details of transfer in the format as prescribed by Commissioner. A DRC will be issued only on the satisfactory compliance of the conditions prescribed in this Appendix.</p> <p>8. If a holder of a DRC intends to transfer his entitlement to any other person, he shall submit the DRC to the Commissioner with the prescribed format for an endorsement of the new holder's name, i.e. name of transferee on the said certificate. Without such an endorsement by the Commissioner himself, such transfer shall not be valid and the credit in DRC shall not be available for use of transferee. Municipal Commissioner shall Endeavor to bring in transparency and accountability in grant/transfer/utilisation of DRC and may implement ITES/Web based solution to this and may prescribe methodology/format &amp; other necessary documentation for grant /transfer/ utilisation in electronic format of DRC, ensuring that all the information needed for grant/transfer/ utilisation of DRC as per these Regulations is captured in Electronic System and incorporating all the safeguard in the process of grant/transfer/utilisation of DRC. Commissioner may publish notice in <i>Official Gazette</i> notifying the date from which onwards DRC shall be granted/transferred/utilised in Electronic format.</p> <p>9. A holder of a DRC who desires to use the Area credit certified therein, on a particular plot of land shall attach valid DRC along with application for development permission, specifying particulars of receiving plot of land, and shall clearly indicate the extent of area credit from such DRC intended to be utilised.</p>

Existing Provisions		Modification Proposed
10. The DRCs in Thane can be used as below— DRCs to be issued on		10. (1) Development Rights generated, through surrender of land or through Development of Reservation, Amenities, under Regulation 1 and 2 read with Regulation 5 and 6 of this Appendix, respectively shall be utilised only to the extent of additional FSI over and above Base FSI of the receiving plot which does not entail any relaxation under Section 23(2) of D C Regulation.
Reserved lands in Planning Sector No.	The Planning Sector where the DRC's can be received	(2) The Development Rights cannot be utilised within the areas falling under belt of 250 mt. around the hazardous industries as shown on sanctioned Development Plan in Sector No. IV and V or around such periphery of the hazardous industries as Government may specify from time to time. (3) The Development Rights cannot be utilised for the proposals in congested area as shown on Development Plan, in force.
(1)	(2)	
1	4 to 6 and 8 to 11	
2	4 to 6 and 8 to 11	
3	4 to 6 and 8 to 11	
4	4 to 6 and 8 to 11	
5	4 to 6 and 8 to 11	
6	6, 10, 11, 9	
7	7	
8	4 to 6 and 8 to 11	
9	6, 9, 10, 11	
10	10, 11	
11	10, 11	

**Note.—**

(1) Notwithstanding anything contained in Appendix - W, Development Rights generated, through surrender of land for the purposes as mentioned in these regulations from Sector - I, II and III shall be utilised in respective sectors only to the extent of 40% of area of receiving plot. While granting TDR no relaxation will be given in marginal open spaces, tenement density, height, parking spaces and relevant provisions as applicable under sanctioned Development Control Regulation.

(2) The Development Rights cannot be utilised within the areas falling under belt of 250 mt. around the hazardous industries as shown on sanctioned Development Plan in Sector No. IV and V.

(3) The Development Right Certificates cannot be utilised for the development proposal undertaken for the old dilapidated buildings under regulation No. 1 (a) (ii) of Appendix - R.

(4) The Development Rights cannot be utilised for the proposals in congested area as shown on sanctioned Development Plan.

11. A DRC shall be valid for use on receivable plots in the areas listed below :—

(a) Areas in No Development Zones, and areas for which the Bombay Metropolitan Reg. Development Authority or Maharashtra Housing and Area Development Authority is the Special Planning Authority.

(b) On plots for housing schemes of slum dwellers for which additional FSI is permissible under Appendix 'S'.

(c) Areas where the permissible FSI is less than 1.0.

11. A DRC shall not be valid for use on receiving plots in the areas listed below :—

(a) Areas in No Development Zones.

(b) Development rights cannot be utilised on the receiving plots where Base FSI allowed is more than 1.00 or less than 1.00 under different provisions of DCR, e.g. Affordable housing scheme, Rental Housing Schemes, Slum Rehabilitation Schemes, etc. and where relaxation as per Regulation 23(2) of D C Regulation have been permitted.

Existing Provisions			Modification Proposed		
12. The user that will be permitted for utilisation of the DRCs on account of transfer of development rights will be as under—			12. (i) The ratio of area credit of DRC being utilised to the area in form of additional FSI over Base FSI on receiving plot shall be equal to ratio of ASR rate of open land for receiving plot to ASR rate of open land for generating plot. [For Example: Area to be added on receiving plot=Area to be utilised from credited area of DRC X (ASR rate of open land for generating plot / ASR rate of open land for receiving plot)].		
Sr. No.	Zone in which Reserved plot is situated	User to be permitted in receiving areas	Sr. No.	Zone in which DRC is Generated	User to be permitted in receiving areas
(1)	(2)	(3)	(1)	(2)	(3)
1.	Residential	Only residential users and in Residential Zones only.	1.	Residential	Only residential users and users permitted in Residential Zones only.
2.	Commercial / Godown.	Commercial/Godown if the plot where the FSI is to be utilised is situated in Godown Zone, Residential in Residential Zones.	2.	Commercial / Godown.	Users permitted in Commercial/Godown Zone, and users permitted in residential zone.
3.	Industrial	As per Industrial location policy in Industrial Zone Residential only in Residential Zones.	3.	Industrial	Users permitted Industrial Zone/ and as per Industrial Location policy and rules framed there under. and users permitted in residential/commercial zone.
13. DRCs may be used on one or more plots of land whether vacant or already developed or by the erection of additional storeys, or in any other manner consistent with these Regulations, but not so as to exceed in any plot a total built-up FSI higher than that prescribed in Regulation 14 in this Appendix.			3.	Green Zone	In Residential zone, user permissible in Residential Zone.
14. The F.S.I. of receiving plot shall be allowed to be exceeded by not more than 0.8 in respect of either DR available in respect of reserved plot as in this Appendix or DR available in respect of land surrendered for road widening or construction of new road according to N.1.5.			13. DRCs may be used on one or more plots of land whether vacant or already developed or for erection of additional storey's, or in any other manner consistent with these Regulations.		
			14. Provision for granting DRC for special areas other than Reserved Plot/ Amenities.		
			(a) Not Withstanding anything contained in this Regulation, Commissioner may grant DRC as prescribed in this appendix against surrender of lands affected by CRZ areas defined in CZMP and Green Zone area defined in the Development Plan, which may be utilised for Recreation Ground, Garden, Crematorium, Play ground, Parks, Stadiums, Urban Forestry Etc.		
			(b) Provided further that in case of the contiguous land acquired from Green Zone as per provisions of regulation 14 (a) is more than 5 Hectors same may be allowed to be developed for users like public transport, educational Institutions etc. provided further that FSI available for such plots shall be permissible as per Regulation No. 54 (g) (ii).		



Existing Provisions	Modification Proposed
<p>15. DRs will be granted and DRCs issued only after the reserved land is surrendered to the Corporation, where it is Appropriate Authority, otherwise to the State Government, as the case may be, free of cost and free of encumbrances, after the owner or lessee has levelled the land to the surrounding ground level and after he has constructed a 1.5 m. high compound wall (or at a height stipulated by the Commissioner) with a gate at the cost of the owner, and to the satisfaction of the Commissioner, or the State Government (Where the Corporation is not the appropriate authority). The cost of any transaction involved shall be borne by the owner or lessee.</p> <p>16. With an application for development permission, where an owner seeks utilisation of DRs he shall submit the DRC, to the Commissioner who shall endorse thereon in writing, in figures and words, the quantum of the DRC proposed to be utilised, before granting development permission, and when the development is complete, the Commissioner shall endorse on the DRC in writing, in figures and words, the quantum of DRs actually utilised and the balance remaining thereafter if any, before issue of occupation certificate.</p> <p>17. A DRC shall be issued by the Commissioner himself as a certificate printed on a bond paper in an appropriate form prescribed by the Commissioner such a certificates will be a transferable “ negotiable instrument ” after due authentication by the Commissioner. The Commissioner shall maintain a register in a form considered appropriate by him of all transactions etc. relating to grant of utilisation of DRs.</p>	<p>(c) Commissioner may grant DRC as prescribed in this appendix against surrender of lands which became unbuildable, due to major portion of such lands suffered from affection of DP roads/ Reservations/Nallas, which may be utilised for public conveniences/transport/utilities/Hawker Zone etc.</p> <p>(d) If Owner of any plot could not consume base FSI as mentioned in Appendix –N under Regulation 75 and 79, and if he/she seeks relaxations as per regulation 23 of DCR, before granting any concessions, Commissioner shall weigh the option of granting TDR against unutilised FSI on account of constraints against compromises in Planning Standards in this Regulation and decide on merits an option of either granting concessions or TDR for unconsumed FSI.</p> <p>15. DRs will be granted and DRCs issued only after the reserved land is surrendered to the Corporation, or designated authority, as the case may be, free of cost and free of encumbrances, and upon compliance of following conditions at his risk and cost:</p> <p>(a) After the owner or lessee has leveled the land to the surrounding ground level or to levels as prescribed by the commissioner. If topography of any such land is of the nature suitable for the purpose of Reservation, Commissioner may waive leveling of land in lieu of payment of premium that should be equal to cost of leveling, which however shall not exceed 10% of ASR value of the land.</p> <p>(b) And after he has constructed a 1.5 m. high compound wall around the land to be surrendered (or at a height stipulated by the Commissioner) with a gate at the cost of the owner, and to the satisfaction of the Commissioner,</p> <p>(c) Surrendered land shall have proper access to the plot of land.</p> <p>16. Manner for utilisation/ Transfer of DRC:</p> <p>(a) With application for development permission, where Owner seeks utilisation of DRC shall submit his request to the Commissioner in prescribed format provided by Commissioner or to the officer on behalf of him, who shall validate thereon, in figures and words, the quantum of the DRC proposed to be utilised, before granting development permission and the balance remaining thereafter if any. Such validated figures shall be clearly endorsed on the DRC. If applicant wishes to cancel the utilization before commencement of construction under DRC utilization, he may apply to the Commissioner for the same. After confirming non utilization of DRC Commissioner may endorse such cancellation of utilization on the DRC.</p> <p>17. A DRC shall be issued by the Commissioner himself in an appropriate format prescribed by the Commissioner, such a certificates will be a transferable “ negotiable instrument ” after due authentication by the Commissioner. The Commissioner shall maintain a register in the format considered appropriate by him of all transactions relating to grant, transfer and utilisation of DRs.</p>

Existing Provisions	Modification Proposed
<p>18. The surrendered reserved land for which a DRC is to be issued shall vest in the Corporation or the State Government, if the appropriate authority is other than the Corporation, and such land shall be transferred in the City Survey Records in the name of the Corporation or the State Government as the case may be and shall vest absolutely in the Corporation or the State Government. The surrendered land, so transferred to the State Government in respect of which the Corporation is not the appropriate authority, may on application, thereafter be allotted by the State Government in favour of the concerned authority, which may be a State or Central Government Department, authority or organisation, or an other public authority or organisation, on appropriate terms as may be decided by the State Government.</p> <p>19. The Commissioner/appropriate authority shall draw up in advance and make public from time to time a phased annual programme (allowing a 10 percent variation to deal with emergency development) for utilisation of TDRs in the form of DRs, prioritising revised (draft or sanctioned) development plan Reservations to be allowed to be surrendered and indicating the areas for their utilisation on receiving plots. Notwithstanding this, in urgent cases, the Commissioner/appropriate authority may for reasons to be recorded in writing, grant DRs, as and when considered appropriate and necessary.</p> <p>20. FSI of the plot in the area of permission under regulation No. M-6.1, Note 2 (b) (ii) may be allowed to be exceeded up to 100% of FSI of the said plot area excluding area under road widening or new road without deducting amenity space by way of development rights in respect of the land surrendered for public utilities and amenities to the planning authorities in pursuance of the development permission as per regulation No. M-6.1, Note 2 (b) (ii).</p>	<p>18. The surrendered reserved land for which the DRC is to be issued shall vest with the Corporation or the Designated Authority, as the case may be, and such land shall be transferred in the City Survey Records/ Revenue Records in the name of the Corporation or the Designated authority as the case may be. The surrendered land, so transferred to the designated Authority in respect of which the Corporation is not the appropriate authority, may on application, thereafter be allotted to the designated authority on appropriate terms as may be decided by the Commissioner.</p> <p>19. The Commissioner shall draw up in advance and make public from time to time a phased annual programme (allowing a 10 percent variation to deal with emergency development) for utilisation of TDRs in the form of DRs, prioritising revised (draft or sanctioned) development plan Reservations to be surrendered and indicating the areas for their utilisation. Notwithstanding this, in urgent cases, the Commissioner/appropriate authority may for reasons to be recorded in writing, grant DRs, as and when considered appropriate and necessary.</p> <p>To be deleted.</p>

आणि त्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ (१) मधील तरतुदीनुसार मंजूर विकास नियंत्रण नियमावलीतील उक्त फेरबदलाकरिता आम जनतेच्या सूचना / हरकती मागविणेसाठी ही सूचना **महाराष्ट्र शासनाचे राजपत्र**, वर्तमानपत्र व सहायक संचालक नगररचना, ठाणे महानगरपालिका, ठाणे, शहर विकास विभाग, डॉ. अल्मेडा रोड, पाचपाखाडी, ठाणे यांचे सूचना फलकावर तसेच [www.tmctp.com](http://www.tmctp.com) ह्या ठाणे महानगरपालिकेच्या वेबसाईटवर प्रसिद्ध करण्यात येत आहे. उक्त विकास नियंत्रण नियमावली फेरबदलाचा मसुदा जनतेच्या अवलोकनार्थ सहायक संचालक नगररचना, ठाणे महानगरपालिका, डॉ. अल्मेडा रोड, पाचपाखाडी, ठाणे यांचे कार्यालयीन सूचना फलकावर लावण्यात आला आहे. उक्त फेरबदलाबाबत कोणत्याही व्यक्तीस सूचना/हरकती घ्यावयाची असल्यास त्यानी ही सूचना **महाराष्ट्र शासनाचे राजपत्रात** प्रसिद्ध झाल्यापासून ३० (तीस) दिवसांचे आत आपली सूचना/हरकत महापालिका आयुक्त, ठाणे महानगरपालिका, ठाणे यांचेकडे सादर करावी.

ठाणे, दिनांक २६ फेब्रुवारी २०१४.

जि. ल. भोपळे,  
सहायक संचालक नगररचना,  
ठाणे महानगरपालिका, ठाणे.

**THANE MUNICIPAL CORPORATION, THANE**  
**TOWN PLANNING DEPARTMENT**

**Notice**

(Under section 37 (1) of Maharashtra Regional and Town Planning Act, 1966)

No. TMC/TDO/DPIC/1593

Whereas the Government in Urban Development Department under Government Notification No. TPS/1295/CR-222/94/UD-12, dated 28th April 1995 have accorded sanction to the draft Development Control Regulation with some modifications and differed sanction to some of the Regulations (hereinafter referred to as “ the said Regulations ”) under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) and the said Regulation have come into force with effect from 1st June 1995 ;

And whereas, the revised Development Plan of the city of Thane has been sanctioned by Government *vide* Notification No. TPS/1297/1319/CR-148/97/UD-12, dated 4th October 1999 and came into force from 22nd November 1999. Also the Excluded Portion (EP) from revised Development Plan were sanctioned *vide* Government Notification No. TPS/1201/274/CR-28/2009/UD-12, dated 3rd April 2003 and came into force from 14th May 2003 (hereinafter referred to as “ The said sanctioned Development Plan ”) ;

And whereas, the Government in Urban Development Department under Government Notification No. TPS. 1297/373/CR-88/97/UD-12, dated 29th December 1997 have accorded sanction to the differed provisions of the grant of Transfer of Development Right (TDR) and the Appendix-W thereunder, with the modification contained therein [hereinafter referred to as the said regulations for (TDR)] ;

And whereas, the Government in Urban Development Department under Government Notification No. TPS. 1201/592/CR-103/2001/UD-12, dated 1st April 2003 have accorded sanction to the Appendix-W of the said D. C. Regulation with the modification contained therein [hereinafter referred to as the said regulations for (TDR)] ;

And whereas, the Government in Urban Development Department under Government Notification No. TPS. 1205/2436/CR-286/05/UD-12, dated 19th June 2007 have accorded sanction to the modification in Regulation No. 65, Appendix “ M ” 6.1 of the said D.C. Regulation;

And whereas, Thane Municipal Corporation is of opinion that acquisition and development of amenities is needed to be done effectively by indexing TDR utilisation with prevailing land rates as per ASR, and to formulate regulation to bring transparency, accountability and efficiency in the process of Transfer of Development Rights.

And whereas, the Thane Municipal Corporation, *vide* Resolution No.472, dated 20th February 2014 has accorded sanction to initiate the process as stipulated under section 37(1) of the said Act, to substitute the provision of modification in Appendix “ W ” of D.C. Regulations as follows :—

Existing Provisions	Modification Proposed
<p><b>APPENDIX – W</b></p> <p>[Paragraph Appendix N.N.1.5 - (a)]</p> <p>Regulations for the grant of Transferable Development Rights (TDRs) to owners / developers and conditions for grant of such rights.</p> <p>1. The owner (or lessee) of a plot of land which is reserved for a public purpose in the development plan and to be developed by Corporation and for additional amenities deemed to be reservations provided in accordance with these Regulations, excepting in the case of an existing or retention user or to any required compulsory or recreational open space, shall be eligible for the award of Transferable Development Rights (TDRs) in the form of Floor Space Index (F.S.I.) to the extent and on the condition set out below. Such award will entitle the owner of the land to FSI in the form of a Development Right Certificate (DRC) which he may use himself or transfer to any other person.</p>	<p><b>APPENDIX – W</b></p> <p>[Paragraph Appendix N.N.1.5 - (a)]</p> <p>Regulations for the grant/ Transfer/ Utilisation of Transferable Development Rights (TDRs) to owners / developers/ other Agencies and conditions for grant/ transfer/ utilisation of such rights.</p> <p>1. The owner (or lessee) of a plot of land which is reserved for a public purpose in the development plan and such plot of land is to be developed by Corporation or any appropriate authority defined in the appendix ‘P’ of these Regulations.</p> <p>(hereinafter referred to as “Designated Authority”) and further for additional amenities deemed to be reservations, which are to be acquired by TMC or Special areas designated in Development Plan enumerated in Regulation 14 of this Appendix in accordance with these Regulations, shall be eligible for the award of Transferable Development Rights (TDRs) on surrendering the land free of cost to TMC</p>

Existing Provisions	Modification Proposed
	or Appropriate Authority under and on the conditions set out in this Appendix :
	Provided further that such award of Transferable Development Rights (TDRs) shall not be eligible for the existing/ retention users shown on Development plan and to the compulsory or recreational open spaces required to be provided in the development proposals in accordance with these regulations.
2. Subject to the Regulation 1 above, where a plot of land is reserved for any purpose specified in section 22 of Maharashtra Regional and Town Planning Act, 1966, the Owner will be eligible for Development Rights (DRs) to the extent stipulated in Regulations 5 and 6 in this Appendix had the land been not so reserved, after the said land is surrendered free of cost as stipulated in regulation 5 in this Appendix, and after completion of the development or construction as in Regulation in this Appendix if he undertakes the same.	2. In addition to the Regulation 1 above, where the plot of land is reserved for any purpose specified in section 22 of Maharashtra Regional and Town Planning Act, 1966 and further plot of land deemed to be amenity/ reservations in accordance with these regulations, or where lands falls in special areas designated as enumerated in Regulation 14 of this Appendix the Owner/Developer/Other Agency as the case may be, will be eligible for Development Rights (DRs) to the extent stipulated in Regulations 6 of this Appendix, provided such reservation or the said amenity is constructed/ developed and handed over to corporation along with premium, if any as stipulated in regulation 6 of this Appendix.
3. Development Rights (DRs) will be granted to an owner or a lessee only for reserved lands which are retainable / non-retainable under the Urban land (ceiling and regulations) Act, 1976, and in respect of all other reserved land to which the provisions of the aforesaid Act do not apply and on production of a certificate to this effect from the Competent Authority under that Act before a Development Right is granted. In the case of non-retainable lands, the grant of Development Rights shall be to such extent and subject to such conditions as Government may specify. Development Rights (DRs) are available only in cases where development of a reservation has not been implemented i.e. TDRs will be available only for prospective development or reservations.	3. (i) Development Rights (DRs) will be granted to an owner or a lessee only for reserved lands which are retainable under the Urban land (ceiling and regulations) Act, 1976, and further under the Urban land (ceiling and regulations) Repeal Act, 1999 adopted by Maharashtra State on 29th November 2007 and directives issued there under, and in respect of all other reserved and non-retainable land to which the provisions of the aforesaid Acts and directives issued there under do apply, Development Rights may be granted to such extent and subject to such conditions as Government may specify, on production of No Objection Certificate from the Competent Authority under aforesaid Acts. (ii) Development Rights (DRs) are available in cases where development of a land surrendered under reservation has not been implemented i.e. TDRs will be available only for prospective development or reservations as per regulation 5 of this appendix and further DR may be granted for development of amenity/ reservation as per regulation 6 of this appendix.
4. Development Rights Certificates (DRCs) will be issued by the Commissioner himself. They will state, in figures and in words, the FSI credit in square meters of the built up area to which the owner or lessee of the said reserved plot is entitled, the place and user zone in which the DRC are earned and the areas in which such credit may be utilised.	4. Development Rights Certificates (DRCs) shall be issued by the Commissioner himself or by any officer appointed by the Commissioner not below the rank of Assistant Director Town Planning. Such DRC shall clearly indicate, in figures and in words, credit of transferable development rights in lieu of area of surrendered land in square meters, to which the owner or lessee of the said reserved plot is entitled.
5. The built up area for the purpose of FSI credit in the form of DRC shall be equal to the gross area of the reserved plot to be surrendered and will proportionately increase or decrease according to the permissible FSI of the zone where from the TDR has originated :	5. The built up area credit in the form of DRC shall be equal to the area of land surrendered under the reservation / amenity as per Regulation 2 of this Appendix.

Existing Provisions	Modification Proposed
<p>Provided that, in specific cases considering the merits, where Development Plan Roads/reservations as proposed in Green zone, the Commissioner with prior approval of the Government shall grant TDR for such road land/reserved land equivalent to that of the adjoining zone.</p> <p>6. When an owner or lessee also develop or constructs the amenity on the surrendered plot at his cost subject to such stipulations as may be prescribed by the Commissioner or the appropriate authority, as the case may be and to their satisfaction and hands over the said developed/constructed amenity to the Commissioner/appropriate authority, free of cost he may be granted by the Commissioner a further DR in the form of FSI equivalent to the area of the construction/development done by him, utilisation of which etc. will be subject to the Regulations contained in this Appendix.</p> <p>7. A DRC will be issued only on the satisfactory compliance with the conditions prescribed in the Appendix.</p> <p>8. If a holder of a DRC intends to transfer it to any other person, he will submit the DRC to the Commissioner with an appropriate application for an endorsement of the new holder's name, i.e. transferee on the said certificate. Without such an endorsement by the Commissioner himself the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.</p> <p>9. A holder of a DRC who desires to use the FSI credit certified therein on a particular plot of land shall attach to his application for development permission valid DRCs to the extent required.</p>	<p>6. Commissioner or the appropriate authority as the case may be, may get developed or constructed Public amenity or purpose on any plot owned by TMC/ Government or reserved plot, at the cost of any agency to their satisfaction in lieu of DR, equivalent to the area of the construction/ Development, utilization of which shall be subject to the Regulations contained in this Appendix. Selection of the agency for such construction/development shall be through a competitive process wherein, agency offering maximum premium shall be selected.</p> <p>7. Such award will entitle the owner of the land to transferable development rights by way of area credited in the form of a Development Right Certificate (DRC); which owner (Lessee) may use himself or transfer to any other person by a registered transfer deed and with the approval of Commissioner, after submitting details of transfer in the format as prescribed by Commissioner. A DRC will be issued only on the satisfactory compliance of the conditions prescribed in this Appendix.</p> <p>8. If a holder of a DRC intends to transfer his entitlement to any other person, he shall submit the DRC to the Commissioner with the prescribed format for an endorsement of the new holder's name, i.e. name of transferee on the said certificate. Without such an endorsement by the Commissioner himself, such transfer shall not be valid and the credit in DRC shall not be available for use of transferee. Municipal Commissioner shall endeavor to bring in transparency and accountability in grant/transfer/utilisation of DRC and may implement ITES/Web based solution to this and may prescribe methodology/format and other necessary documentation for grant/transfer/ utilisation in electronic format of DRC, ensuring that all the information needed for grant/transfer/utilisation of DRC as per these Regulations is captured in Electronic System and incorporating all the safeguard in the process of grant/transfer/utilisation of DRC. Commissioner may publish notice in <i>Official Gazette</i> notifying the date from which onwards DRC shall be granted/transferred/utilised in Electronic format.</p> <p>9. A holder of a DRC who desires to use the Area credit certified therein, on a particular plot of land shall attach valid DRC along with application for development permission, specifying particulars of receiving plot of land, and shall clearly indicate the extent of area credit from such DRC intended to be utilised.</p>

Existing Provisions		Modification Proposed
10. The DRCs in Thane can be used as below— DRCs to be issued on		10. (1) Development Rights generated, through surrender of land or through Development of Reservation, Amenities, under Regulation 1 & 2 read with Regulation 5 & 6 of of this Appendix, respectively shall be utilised only to the extent of additional FSI over and above Base FSI of the receiving plot which does not entail any relaxation under section 23(2) of DC Regulation.
Reserved lands in Planning Sector No.	The Planning Sector where the DRC's can be received	(2) The Development Rights cannot be utilised within the areas falling under belt of 250 mt. around the hazardous industries as shown on sanctioned Development Plan in Sector No. IV and V or around such periphery of the hazardous industries as Government may specify from time to time.
(1)	(2)	
1	4 to 6 and 8 to 11	
2	4 to 6 and 8 to 11	
3	4 to 6 and 8 to 11	
4	4 to 6 and 8 to 11	
5	4 to 6 and 8 to 11	
6	6, 10, 11, 9	
7	7	
8	4 to 6 and 8 to 11	
9	6, 9, 10, 11	
10	10, 11	
11	10, 11	
<b>Note :—</b>		(3) The Development Rights cannot be utilised for the proposals in congested area as shown on Development Plan, in force.
(1) Notwithstanding anything contained in Appendix - W, Development Rights generated, through surrender of land for the purposes as mentioned in these regulations from Sector - I, II and III shall be utilised in respective sectors only to the extent of 40% of area of receiving plot. While granting TDR no relaxation will be given in marginal open spaces, tenement density, height, parking spaces and relevant provisions as applicable under sanctioned Development Control Regulation.		
(2) The Development Rights cannot be utilised within the areas falling under belt of 250 mt. around the hazardous industries as shown on sanctioned Development Plan in Sector No. IV and V.		
(3) The Development Right Certificates cannot be utilised for the development proposal undertaken for the old dilapidated buildings under regulation No. 1 (a) (ii) of Appendix - R.		
(4) The Development Rights cannot be utilised for the proposals in congested area as shown on sanctioned Development Plan.		
11. A DRC shall be valid for use on receivable plots in the areas listed below :—		11. A DRC shall not be valid for use on receiving plots in the areas listed below :—
(a) Areas in No Development Zones, and areas for which the Bombay Metropolitan Reg. Development Authority or Maharashtra Housing and Area Development Authority is the Special Planning Authority.		(a) Areas in No Development Zones.
(b) On plots for housing schemes of slum dwellers for which additional FSI is permissible under Appendix 'S'.		(b) Development rights cannot be utilised on the receiving plots where Base FSI allowed is more than 1.00 or less than 1.00 under different provisions of DCR, e.g. Affordable housing scheme, Rental Housing Schemes, Slum Rehabilitation Schemes, etc. and where relaxation as per Regulation 23(2) of D C Regulation have been permitted.
(c) Areas where the permissible FSI is less than 1.0		

Existing Provisions			Modification Proposed		
12. The user that will be permitted for utilisation of the DRCs on account of transfer of development rights will be as under—			12. (i) The ratio of area credit of DRC being utilised to the area in form of additional FSI over Base FSI on receiving plot shall be equal to ratio of ASR rate of open land for receiving plot to ASR rate of open land for generating plot. [For Example: Area to be added on receiving plot=Area to be utilised from credited area of DRC X (ASR rate of open land for generating plot / ASR rate of open land for receiving plot)].		
Sr. No.	Zone in which Reserved plot is situated	User to be permitted in receiving areas	Sr. No.	Zone in which DRC is Generated	User to be permitted in receiving areas
(1)	(2)	(3)	(1)	(2)	(3)
1.	Residential	Only residential users and in Residential Zones only.	1.	Residential	Only residential users and users permitted in Residential Zones only.
2.	Commercial / Godown.	Commercial/Godown if the plot where the FSI is to be utilised is situated in Godown Zone, Residential in Residential Zones.	2.	Commercial / Godown.	Users permitted in Commercial/Godown Zone, and users permitted in residential zone.
3.	Industrial	As per Industrial location policy in Industrial Zone Residential only in Residential Zones.	3.	Industrial	Users permitted Industrial Zone/ and as per Industrial Location policy and rules framed there under, and users permitted in residential/commercial zone.
13. DRCs may be used on one or more plots of land whether vacant or already developed or by the erection of additional storeys, or in any other manner consistent with these Regulations, but not so as to exceed in any plot a total built up FSI higher than that prescribed in Regulation 14 in this Appendix.			3.	Green Zone	In Residential zone, user permissible in Residential Zone.
14. The F.S.I. of receiving plot shall be allowed to be exceeded by not more than 0.8 in respect of either DR available in respect of reserved plot as in this Appendix or DR available in respect of land surrendered for road widening or construction of new road according to N.1.5.			13. DRCs may be used on one or more plots of land whether vacant or already developed or for erection of additional storey's, or in any other manner consistent with these Regulations.		
			14. Provision for granting DRC for special areas other than Reserved Plot/ Amenities.		
			(a) Not Withstanding anything contained in this Regulation, Commissioner may grant DRC as prescribed in this appendix against surrender of lands affected by CRZ areas defined in CZMP and Green Zone area defined in the Development Plan, which may be utilised for Recreation Ground, Garden, Crematorium, Play ground, parks, Stadiums, Urban Forestry Etc.		
			(b) Provided further that in case of the contiguous land acquired from Green Zone as per provisions of regulation 14 (a) is more than 5 Hectors same may be allowed to be developed for users like public transport, educational Institutions etc. provided further that FSI available for such plots shall be permissible as per Regulation No 54 (g) (ii).		

Existing Provisions	Modification Proposed
<p>15. DRs will be granted and DRCs issued only after the reserved land is surrendered to the Corporation, where it is Appropriate Authority, otherwise to the State Government, as the case may be, free of cost and free of encumbrances, after the owner or lessee has levelled the land to the surrounding ground level and after he has constructed a 1.5 m. high compound wall (or at a height stipulated by the Commissioner) with a gate at the cost of the owner, and to the satisfaction of the Commissioner, or the State Government (where the Corporation is not the appropriate authority). The cost of any transaction involved shall be borne by the owner or lessee.</p> <p>16. With an application for development permission, where an owner seeks utilisation of DRs he shall submit the DRC, to the Commissioner who shall endorse thereon in writing, in figures and words, the quantum of the DRC proposed to be utilised, before granting development permission, and when the development is complete, the Commissioner shall endorse on the DRC in writing, in figures and words, the quantum of DRs actually utilised and the balance remaining thereafter if any, before issue of occupation certificate.</p> <p>17. A DRC shall be issued by the Commissioner himself as a certificate printed on a bond paper in an appropriate form prescribed by the Commissioner such a certificates will be a transferable "negotiable instrument" after due authentication by the Commissioner. The Commissioner shall maintain a register in a form considered appropriate by him of all transactions etc. relating to grant of utilisation of DRs.</p>	<p>(c) Commissioner may grant DRC as prescribed in this appendix against surrender of lands which became unbuildable, due to major portion of such lands suffered from affection of DP roads/Reservations/Nallas, which may be utilised for public conveniences/transport/utilities/Hawker Zone etc.</p> <p>(d) If Owner of any plot could not consume base FSI as mentioned in Appendix –N under Regulation 75 and 79, and if he/she seeks relaxations as per regulation 23 of DCR, before granting any concessions, Commissioner shall weigh the option of granting TDR against unutilised FSI on account of constraints against compromises in Planning Standards in this Regulation and decide on merits an option of either granting concessions or TDR for unconsumed FSI.</p> <p>15. DRs will be granted and DRCs issued only after the reserved land is surrendered to the Corporation, or designated authority, as the case may be, free of cost and free of encumbrances, and upon compliance of following conditions at his risk and cost :—</p> <p>(a) After the owner or lessee has leveled the land to the surrounding ground level or to levels as prescribed by the commissioner. If topography of any such land is of the nature suitable for the purpose of Reservation, Commissioner may waive leveling of land in lieu of payment of premium that should be equal to cost of leveling, which however shall not exceed 10% of ASR value of the land.</p> <p>(b) And after he has constructed a 1.5 m. high compound wall around the land to be surrendered (or at a height stipulated by the Commissioner) with a gate at the cost of the owner, and to the satisfaction of the Commissioner,</p> <p>(c) Surrendered land shall have proper access to the plot of land.</p> <p>16. Manner for utilisation/ Transfer of DRC :—</p> <p>(a) With application for development permission, where Owner seeks utilisation of DRC shall submit his request to the Commissioner in prescribed format provided by Commissioner or to the officer on behalf of him, who shall validate thereon, in figures and words, the quantum of the DRC proposed to be utilised, before granting development permission and the balance remaining thereafter if any. Such validated figures shall be clearly endorsed on the DRC. If applicant wishes to cancel the utilization before commencement of construction under DRC utilization, he may apply to the Commissioner for the same. After confirming non utilization of DRC Commissioner may endorse such cancellation of utilization on the DRC.</p> <p>17. A DRC shall be issued by the Commissioner himself in an appropriate format prescribed by the Commissioner, such a certificates will be a transferable " negotiable instrument " after due authentication by the Commissioner. The Commissioner shall maintain a register in the format considered appropriate by him of all transactions relating to grant, transfer and utilisation of DRs.</p>



Existing Provisions	Modification Proposed
<p>18. The surrendered reserved land for which a DRC is to be issued shall vest in the Corporation or the State Government, if the appropriate authority is other than the Corporation, and such land shall be transferred in the City Survey Records in the name of the Corporation or the State Government as the case may be and shall vest absolutely in the Corporation or the State Government. The surrendered land, so transferred to the State Government in respect of which the Corporation is not the appropriate authority, may on application, thereafter be allotted by the State Government in favour of the concerned authority, which may be a State or Central Government Department, authority or organisation, or an other public authority or organisation, on appropriate terms as may be decided by the State Government.</p> <p>19. The Commissioner/appropriate authority shall draw up in advance and make public from time to time a phased annual programme (allowing a 10 percent variation to deal with emergency development) for utilisation of TDRs in the form of DRs, prioritising revised (draft or sanctioned) development plan Reservations to be allowed to be surrendered and indicating the areas for their utilisation on receiving plots. Notwithstanding this, in urgent cases, the Commissioner/appropriate authority may for reasons to be recorded in writing, grant DRs, as and when considered appropriate and necessary.</p> <p>20. FSI of the plot in the area of permission under regulation No. M-6.1, Note 2 (b) (ii) may be allowed to be exceeded up to 100% of FSI of the said plot area excluding area under road widening or new road without deducting amenity space by way of development rights in respect of the land surrendered for public utilities and amenities to the planning authorities in pursuance of the development permission as per regulation No. M-6.1, Note 2 (b) (ii).</p>	<p>18. The surrendered reserved land for which the DRC is to be issued shall vest with the Corporation or the Designated Authority, as the case may be, and such land shall be transferred in the City Survey Records/ Revenue Records in the name of the Corporation or the Designated authority as the case may be. The surrendered land, so transferred to the designated Authority in respect of which the Corporation is not the appropriate authority, may on application, thereafter be allotted to the designated authority on appropriate terms as may be decided by the Commissioner.</p> <p>19. The Commissioner shall draw up in advance and make public from time to time a phased annual programme (allowing a 10 per cent variation to deal with emergency development) for utilisation of TDRs in the form of DRs, prioritising revised (draft or sanctioned) development plan Reservations to be surrendered and indicating the areas for their utilisation. Notwithstanding this, in urgent cases, the Commissioner/appropriate authority may for reasons to be recorded in writing, grant DRs, as and when considered appropriate and necessary.</p> <p>To be deleted.</p>

And therefore, this notice is published inviting suggestions/objections from the public to carry out “ The said Modification in said sanctioned Development Plan ” as per the provisions under section 37(1) of Maharashtra Regional and Town Planning Act, 1966. The Notice showing said modification in “ said Development Control Regulation ” is published and displayed on the notice board in the office of Assistant Director Town Planning, Town Development Department, Thane Municipal Corporation, Dr. Almeida Road, Panchpakhadi, Thane. The draft of such modification is also published on Thane Municipal Corporation's website [www.tmctp.com](http://www.tmctp.com). Any person interested may submit his suggestion or objection to the said modification within 30 (Thirty) days from the publication of this notice in *Maharashtra Government Gazette*, to the Municipal Commissioner, Thane Municipal Corporation, Thane.

Thane, dated the 26th February 2014.

J. L. BHOPLE,  
Asst. Director Town Planning,  
Thane Municipal Corporation, Thane.

**Serial No. 455**

**IN THE HIGH COURT OF JUDICATURE  
AT BOMBAY**

**ORDINARY ORIGINAL CIVIL  
JURISDICTION**

COMPANY PETITION NO. 181 OF 2013

In the matter of Companies Act,  
1956 ;

And

In the matter of sections 433, 434  
and 439 of the Companies Act,  
1956 ;

And

In the matter of Runeecha Textiles  
Limited, having Registered  
Office at 304, 3rd Floor, Building  
No. 28, Raghuvanshi Mills  
Compound, Senapati Bapat  
Road, Mumbai 400 013 ;  
CIN L99999MH1986PLC038532.

M/s. Srei Equipment Finance  
Private Limited having  
registered office at  
'Vishwakarma', 86-C, Topsia  
Road, Kolkata 700 046, through  
its Authorised Officer  
Mr. Ravikant, age-adult, Years  
Adult, Occupation : Service ;

. . . Petitioner.

**Advertisement of Petition**

A Petition under section 433, 434 and 439,  
for winding up of the abovenamed company  
was presented by the Petitioner in the Hon'ble

Court of Bombay on 21st December 2012 by as  
Creditors of the Company and the said Petition  
was admitted on 31st January 2014 and  
the same is now fixed for hearing before  
the Company Judge on 14th March 2014 at  
11-00 a.m. in the forenoon or soon thereafter.

Any Person/Creditor and/or Contributory  
desirous of supporting or opposing the said  
Petition, should sent to the Petitioner or his  
Advocate at his Office address mentioned  
hereunder a Notice of his intention signed by  
him or his Advocate with full name and  
address, so as to reach the Petitioner or its  
Advocate mentioned hereinunder not later  
than five days before the date fixed for hearing  
of the Petition and appear at the hearing for  
the purpose in person or by your Advocate.

A Copy of the Petition will be furnished by  
the Petitioner's Advocate on payment of the  
prescribed charges for the same.

Any affidavit intended to be used in  
opposition to the Petition, should be filed in  
Court and a copy thereof served on the  
Petitioner's Advocate, not less than five days  
before the date fixed for hearing.

Dated the 13th February 2014.

**M/s. Abhay Nevagi and Associates,**  
Advocates for the Petitioner.

402, Ararat, 4th Floor,  
Nagindas Master Road,  
Fort, Mumbai 400 023.

**Serial No. 456**

**IN THE HIGH COURT OF JUDICATURE  
AT BOMBAY**

**ORDINARY ORIGINAL CIVIL  
JURISDICTION**

**COMPANY SCHEME PETITION NO. 776 OF 2013  
CONNECTED WITH COMPANY SUMMONS FOR  
DIRECTION NO. 826 OF 2013**

In the matter of Companies Act,  
1956 ;

And

In the matter of Sections 100 to 104  
read with Sections 78 and 80 of  
the Companies Act, 1956 ;

And

In the matter of Reduction of  
Equity Share Capital of Kingston  
Hire Purchase and Leasing  
Private Limited ;

Kingston Hire Purchase and  
Leasing Private Limited a  
Company incorporated under  
the Companies Act, 1956 having  
its registered office at Office No.  
402 Dalamal House 206 Jamnalal  
Bajaj Marg, Nariman Point,  
Mumbai 400 021, Maharashtra.

. . . Petitioner Company

**Notice of Registration of Order**

By an order passed by the Hon'ble High  
Court, Bombay on 17th January 2014 the above  
Petition Confirming the reduction of share  
capital of Kingston Hire Purchase And Leasing  
Private Limited pursuant to the provisions of  
section 100 to 104 read with Sections 78 and  
80 of the Companies Act, 1956 has been heard

and disposed off by the Learned Judge taking  
Company matters in terms of prayers made in  
clauses (a) to (c) and the Form of Minutes being  
Exhibit " I " to the said Petition was approved.

This is to inform that the certified copy of  
the order dated 30th January 2014 has been  
registered with the Registrar of Companies,  
Mumbai on 20th February 2014 *vide* SRN  
B 95082343.

The Form of Minutes as approved by the  
Hon'ble High Court, Bombay by the said order  
passed on 17th January 2014, is quoted herein  
below :-

(A) The Issued, Subscribed and Paid-up  
Equity Share Capital of Kingston Hire  
Purchase And Leasing Private Limited  
comprising of 4,50,000 (Four Lakhs Fifty  
Thousand) of Rs. 10 (Rupees Ten only) each  
aggregating to Rs. 45,00,000 (Rupees Forty  
Five Lakhs only) shall stand reduced to  
Rs. 29,25,000 (Rupees Twenty Nine Lakhs  
Twenty Five Thousand only) comprising of  
4,50,000 (Four Lakhs Fifty Thousand) Equity  
Shares of Rs. 6.50 (Six Rupees and Fifty Paise  
only) each.

(B) The reduction of share capital shall  
be made by paying an aggregate  
consideration of Rs. 15,75,000 (Rupees  
Fifteen Lakhs Seventy Five Thousand only)  
thereby extinguishing 4,50,000 (Four Lakhs  
Fifty Thousand) Equity Shares of Rs. 3.5  
(Three Rupees and Fifty Paise only) each.

Place : Mumbai,

Dated this 25th day of February 2014.

**For Kingston Hire Purchase And  
Leasing Private Limited,**

**ADIL FIROZE TANTRA,**  
Director.

**BEFORE THE EXECUTING COURT OF THE SPECIAL RECOVERY AND SALES OFFICER**

GBCB House, 89, Bhuleshwar, Mumbai 400 002

No. GBCB/SAD/SRO/MPK/SPS/3974//2014

**Urgent of Public Interest**

In the matter of Cash Credit Limit of Rs. 40.00 Lacs availed since October, 2009, by corporate entity M/s. Thi Pack Private Ltd., engaged in business of manufacturing and printing of PVC Shrink and Pearl BOPP labels, and in the matter of disquieting neglect and failure in timely servicing thereof—relapsing into Non Performing Asset and in the matter of Execution of Recovery Proceedings in Recovery Certificate No. 2383 of 2012 u/s. 101 of the Maharashtra Co-operative Societies Act, 1960 and Rule 107 of the Maharashtra Co-operative Societies Rules, 1961 as arrears of Land Revenue of Government of Maharashtra.

The Greater Bombay Co-operative Bank Ltd.  
(Scheduled Bank).

.. Decree Holder Bank

*Versus*

- (1) M/s. Thi Pack Private Ltd.  
2/20, Rocky Ind. Estate, I.B. Patel Road,  
Goregaon (E.) Mumbai 400 063.  
10 D, 104 Alica Nagar, Lokhandwala  
Complex, Kandivali (E.), Mumbai 400 0101.

<p>Claim Amount of <b>Rs. 62,61,369</b> with further interest @ 15.5 % p.a. and from 1st September 2013 including cost of proceedings &amp; surcharge etc.</p>
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.. Judgement Debtor

- (2) Shri. Girishkumar Kartha

.. Judgement Debtor

- (3) Smt. Vilasini Narayan Kartha,  
Through her legal heir Shri. Harishkumar Kartha (Son)  
Shri Shree Kartha (Son)  
Shri Girishkumar Kartha (Son)  
10 D, 104 Alica Nagar, Lokhandwala Complex,  
Kandivali (E.)  
Mumbai 400 101.

.. Judgement Debtor

- (4) Shri. Dharmu Yadav  
Prop. of M/s. Bajrang Plastic and Machinery Work  
A-403, Shivam CHS. Ltd.,  
Film City Road, Kanya Pada, Gokuldharm, Gen. AKV Marg,  
Goregaon (E.), Mumbai 400 063.

.. Judgement Debtor

**Proclamation of Sale**

Whereas the right, title and interest of the undermentioned attached immovable properties stands attached in terms of the execution process dated 5th August 2013.

Whereas, even though affording ample opportunities to the concerned Judgment Debtors they have shown utter indifferences to discharge the decretal claims ;

Now, Therefore, the Sale of the said property is hereby notified in exercise the powers u/s. 156 *ibid* and rule 107 *ibid*.

### Sale Notification

1. Inspection of the undermentioned property will be facilitated on 19th March 2014 between 11.00 a.m. to 1.00 p.m. Quotation/Tenders/Bids should be addressed to the Special Recovery and Sales Officer. The Greater Bombay Co-operative Bank Ltd. on or before 22nd March 2014 till 4.00 p.m at Bhuleshwar. The terms and conditions of sale including prescribed form for bidding can be had from the authority on payment of Rs. 100 only.

*Description of Property :* 403, Shivam CHS Ltd.,  
Kanya Pada, Near Gokuldham Market,  
Gokuldham, Gen. AKV Marg,  
Goregaon (E.), Mumbai 400 063.

2. Such bids will be opened on 25th March 2014 at 1-00 p.m. in the presence of the Bank Officials and Bidders at Registered Office of Decree Holder Bank at GBCB House, 89, Bhuleshwar, Mumbai 400 002. The successful bidder is required to deposit the 15% earnest money of bid amount and remaining amount within a Fifteen Days from the date of acceptance of the offer, failing which earnest money deposited is liable to be forfeited. The Decree Holder Bank *vis-a-vis* Special Recovery Officer, reserves the right to reject all or any tender without assigning any reason whatsoever.

The stipulation hereinabove laid down shall be binding and abided by without allowance whatsoever except with the concurrence of the Decree Holder Bank *vis-a-vis* The Special Recovery Officer, which need be noted.

Given under my hand and seal of this office at Mumbai this Thursday, on 20th February 2014.

(Sd.) .....,  
Special Recovery and Sales Officer,  
Co-operative Department, Mumbai,  
Government of Maharashtra,  
(Deemed to be Civil Court u/s. 156 *ibid*).

**BEFORE THE EXECUTING COURT OF THE SPECIAL RECOVERY AND SALES OFFICER**

GBCB House, 89, Bhuleshwar, Mumbai 400 002

No. GBCB/SAD/SRO/MPK/KUP/3967/2014

**Urgent of Public Interest**

In the matter of Credit facility of Rs. 450.00 Lacs, availed since August 2010, by M/s. Pico Fastners, engaged in the trade of Ferrous and Non-Ferrous Metal, having its office at Jai Bhavani, S-2 Unique House, Chakala Road, Andheri (E.), Mumbai 400 099 and in the matter of disquieting neglect and failure in timely servicing thereof—relapsing into Non Performing Asset and in the matter of Execution of Recovery Proceedings in Recovery Certificate No. 958 of 2012 u/s. 101 of the Maharashtra Co-operative Societies Act, 1960 and Rule 107 of the Maharashtra Co-operative Societies Rules, 1961 as arrears of land revenue of Government of Maharashtra.

The Greater Bombay Co-operative Bank Ltd.  
(Scheduled Bank).

.. Decree Holder Bank

*versus*

- (1) M/s. Pico Fastners  
Prop : Mr. Parag M. Pradhan,  
Off. Jai Bhawani S-02, Unique House,  
Besides P and G Office, Chakala Road,  
Andheri (E.), Mumbai 400 099.
- (2) Mr. Parag Madhavrao Pradhan. .  
Flat No. 1605, A-Wing, Jasmine Tower,  
Vasant Vihar, Thane (W.) 400 602.
- (3) Mr. Prashant V. Khele  
Flat No. 912, Konark Angan,  
Bibwewadi, Pune 411 037.
- (4) Mr. Pramod Jagannath Ghawalkar  
401/402, Shashi Bldg., Mistri Complex,  
J. B. Nagar, Andheri (E.), Mumbai 400 059.
- (5) M/s. Crystal Construction,  
4, Gayatri Commercial Premises,  
Bh. Mittal Industrial Estate, Marol,  
Andheri (E.), Mumbai 400 059.

<p>Claim Amount of <b>Rs. 5,35,38,029.62</b> with further interest @ 16.00 % p.a. and further interest from 1st July 2012 and cost of proceedings &amp; surcharge etc.</p>
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.. Judgement Debtor

Judgement Debtor

.. Judgement Debtor

.. Judgement Debtor

.. Judgement Debtor

**Proclamation of Sale**

Whereas, the right, title and interest of the undermentioned immovable property belonging to aforesaid Judgment Debtor viz. M/s. Crystal Constructions, stands attached in terms of the Execution Process dated, 10th October 2013.

*Description of Property* : Industrial Land and Shed owned by M/s. Crystal Constructions situated at Survey No. 127 (Part) admg. 167 sq. mtrs. and 919 sq. mtrs. and 7200 sq. mtrs. respectively at village Horale, Taluka, Khalapur, Dist. Raigad 410 203.

Whereas, the aforesaid Industrial land and Shed at Village Horale which stands in the name of the Judgment Debtor at Sr. No. 5. M/s. Crystal Constructions and hence the said property is put for auction.

Whereas, even though affording ample opportunities to the concerned Judgment Debtors, they have shown utter indifferences to discharge the decretal claims ;

Now therefore, the Sale of the said property is hereby notified in exercise of powers conferred upon this Executing Authority u/s. 156 *ibid* and Rule 107 *ibid*.

### Sale Notification

1. Inspection of the undermentioned Industrial premises shall be facilitated on 18th March 2014 between 11-00 p.m. to 1-00 p.m. Quotation/Tenders/Bids should be addressed to The Special Recovery and Sales Officer attached to The Greater Bombay Co-operative Bank Ltd. on or before 21st March 2014 till 4-00 p.m at 89, GBCB House, Bhuleshwar, Mumbai 400 002. The terms and conditions of sale including prescribed form bidding can be obtained from the authority on payment of Rs. 100 only.

*Description of Property :* Industrial Land and Shed owned by M/s. Crystal Constructions situated at Survey No. 127 (Part) admg. 167 sq. mtrs. and 919 sq. mtrs. and 7200 sq. mtrs. respectively at village Horale, Taluka, Khalapur, Dist. Raigad 410 203.

2. Such bids shall be opened on 25th March 2014 at 11-00 a.m. in the presence of the Bank Officials and Bidders at Registered Office of Decree Holder Bank at GBCB House, 89, Bhuleshwar, Mumbai 400 002. The successful bidder shall deposit the 15% earnest money of bid amount and remaining amount within a Fifteen Days from the date of acceptance of the offer, failing which earnest money deposited is liable to be forfeited. The Decree Holder Bank *vis-a-vis* Special Recovery Officer, reserves the right to reject all or any tender without assigning any reason whatsoever.

The stipulation herein above laid down shall be binding and abided by without allowance whatsoever except with the concurrence of the Decree Holder Bank *vis-a-vis* The Special Recovery Officer, which need be noted.

Given under hand and seal of this office at Mumbai this Thursday the 20th February 2014.

(Sd./) .....,

Special Recovery and Sales Officers,  
Co-operative Department, Mumbai,  
Government of Maharashtra,  
(Deemed to be Civil Court u/s. 156 *ibid*).

### Serial No. 450

FORM No. 152

[See Rule 315]

MEMBERS' VOLUNTARY WINDING - UP

Notice of appointment of Liquidator pursuant to Section 516 of the  
Companies Act, 1956

*Name of the Company :* Power Brands (Foods) Private Limited.

*Nature of Business :* Company under voluntary liquidation (previously, Trading-Retailers).

*Presented by :* Sanjay S. Risbud, Voluntary Liquidator.

To

The Registrar of Companies,  
100, Everest Building,  
Marine Drive, Mumbai.

I, Sanjay S. Risbud, Voluntary Liquidator residing at 303. Sai Anand, Subhash Nagar, Chendani Koliwada, Mith Bunder Road, Thane (E.) 400 603 hereby give notice that I have been appointed as the Voluntary Liquidator of Power Brands (Foods) Private Limited (in voluntary liquidation) by a special resolution passed by the contributories of the Company at the General Meeting held on January 31, 2014.

Mumbai,  
dated the 1st day of February 2014.

SANJAY S. RISBUD,  
Voluntary Liquidator.

**Serial No. 451**

FORM No. 151

[See Rule 315]

MEMBERS' VOLUNTARY WINDING -UP

Notice of appointment of Liquidator pursuant to section 493 of the  
Companies Act, 1956

*Name of the Company :* Power Brands (Foods) Private Limited

*Nature of Business :* Company under Voluntary Liquidation (previously.  
Trading-retailers).

*Address of Registered Office :* C-23/24, Acme Industrial Estate, Sewree Bunder Road,  
Sewree East, Mumbai 400 015.

*Name(s) and Address(es) of Liquidator(s) :* Sanjay S. Risbud,  
Practicing Company Secretary,  
303, Sai Anand Subhash Nagar,  
Chendani Koliwada, Mith Bunder Road,  
Thane (E.) 400 603.

*Date of Appointment :* January 31, 2014.

*By whom Appointed :* Contributories by Passing a Special Resolution at a  
General Meeting held on January 31, 2014.

**For Power Brands (Foods) Private Limited,**  
(in Voluntary Liquidation),

Mumbai,  
dated the 24th February 2014.

**BIMAL R. THAKKAR,**  
Director.

**Serial No. 452**

**POWER BRANDS (FOODS) PVT. LTD.**

(In Voluntary Liquidation)

*Registered Office :* C-23/24, 3rd Floor, Acme Industrial Estate, Sewree (E.), Mumbai 400 015.

**Public Notice**

Notice is hereby given for the general information of the public that the contributories of Power Brands (Foods) Private Limited (in voluntary liquidation) at a General Meeting of the Company held on Friday. January 31st 2014 at C-23/24, Acme Industrial Estate, Sewree Bunder Road, Sewree (E.), Mumbai 400 015, have passed the following Special Resolution to appoint a new voluntary liquidator on account of vacancy in the office of the voluntary liquidator due to resignation of the erstwhile voluntary liquidator.

Whereas the contributories of Power Brands (Foods) Private Limited (in voluntary liquidation) (hereinafter called "the Company") are desirous of appointing a voluntary liquidator pursuant to vacancy in the office of the voluntary liquidator due to resignation of the erstwhile voluntary liquidator, Mr. Viral Kadakia ;

**THEREFORE IT IS RESOLVED THAT :**

1. On the resignation of Mr. Viral Kadakia, who was appointed as the liquidator, Mr. Sanjay S. Risbud, be and is hereby appointed as the liquidator of the Company to Fill the vacancy for the purpose of winding-up the affairs and distributing the assets and surplus of the Company ;

2. The remuneration payable by the Company to Mr. Sanjay S. Risbud as liquidator be and is hereby fixed at Rs. 5,000 (Rupees Five Thousand only) per annum.

Place : Mumbai,  
Dated : 1st February 2014.

**BIMAL R. THAKKAR,**  
Director.



**Serial No. 448**

**NATIONAL STOCK EXCHANGE OF INDIA LIMITED**

*Regd. Office :* Exchange Plaza, Plot C-1, Block-G,

Bandra Kurla Complex, Bandra (East), Mumbai 400 051

The provisions contained in the Rules of the Exchange are amended to the extent given hereunder :—

1. The existing Rule 3A of Chapter I of Rules of the Exchange are amended—

(a) by deletion of (i) the following words ‘Trading Member Directors’ which appear in between the words ‘Public Interest Directors’ and ‘Shareholder Directors’; and (ii) the following sentences ‘SEBI may nominate Directors on the Board as and when deemed fit. The Chief Executive shall be an *ex-officio* Director on the Board.’; and

(b) by addition of the following words ‘(including employee Directors)’ and ‘Managing Director’ after the words ‘Shareholder Directors’ at the end of the first sentence.

2. Rules 3B, 3C, 3D, 3E and Rule 10 of Chapter I of the Rules of the Exchange are deleted.

3. The existing Rule 24 of Chapter IV of Rules of the Exchange are amended—

(a) by deletion of the following sentence ‘At any point of time, not less than eighty percent of the members of the Disciplinary Action Committee shall be from among non-trading members, who shall be nominated by the Exchange’; and

(b) by addition of the following sentence after the first sentence “The composition of Disciplinary Action Committee shall be such as may be prescribed by SEBI.”

**For National Stock Exchange of India Limited,**

Place : Mumbai,  
Dated : 25th February 2014.

R. JAYAKUMAR,  
Authorised Signatory.

**NATIONAL STOCK EXCHANGE OF INDIA LIMITED**

*Regd. Office :* Exchange Plaza, Plot C-1, Block-G,

Bandra Kurla Complex, Bandra (East), Mumbai 400 051

The provisions contained in the Byelaws of the Exchange are amended to the extent given hereunder :—

1. The existing Byelaw 11 of Chapter X of Byelaws of the Exchange are amended—

(a) by deletion of the following sentence ‘At any point of time, not less than eighty percent of the members of the Investors’ Services Committee shall be from among non-trading members who shall be nominated by the Exchange’; and

(b) by addition of the following sentence after the first sentence “The composition of Investors’ Services Committee shall be such as may be prescribed by SEBI.”

2. The existing Byelaw 30 of Chapter XII of Byelaws of the Exchange are amended—
- (a) by deletion of the following sentence ‘At any point of time not less than eighty percent of the members of the Defaulters’ Committee shall be from among non-trading members who shall be nominated by the Exchange’ ; and
- (b) by addition of the following sentence after the first sentence “The composition of Defaulters’ Committee shall be such as may be prescribed by SEBI.”

**For National Stock Exchange of India Limited,**

Place : Mumbai,  
Dated : 25th February 2014.

R. JAYAKUMAR,  
Authorised Signatory.

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**NATIONAL STOCK EXCHANGE OF INDIA LIMITED**

*Regd. Office :* Exchange Plaza, Plot C-1, Block-G,  
Bandra Kurla Complex, Bandra (East), Mumbai 400 051

The provisions contained in the Articles of Association of National Stock Exchange of India Limited are amended to the extent given hereunder :—

1. (a) by insertion of the word “acquisition” in between the words “Issue” and “and holding of shares subject to SEBI Regulations” in the heading of Article 63(1); and
- (b) by substitution of the words “Securities Contracts (Regulation) (Manner of Increasing and Maintaining Public Shareholding in Recognised Stock Exchanges) Regulations, 2006” with “Securities Contracts (Regulation) (Stock Exchanges and Clearing Corporations) Regulations, 2012 or any modification thereto, as the case may be” in Article 63(1) and by insertion of the word “acquisition” in between the words “Issue” and “and holding of equity shares of the Company” in Article 63(1);
2. by substitution of the words “Securities Contracts (Regulation) (Manner of Increasing and Maintaining Public Shareholding in Recognised Stock Exchanges) Regulations, 2006” with “Securities Contracts (Regulation) (Stock Exchanges and Clearing Corporations) Regulations, 2012 or any modification thereto, as the case may be” in proviso (a) to Article 63(2);
3. by deletion of the words “SEBI Nominee Directors” after the words “more than twenty two including” and insertion of words “Shareholder Directors (including employee directors)” after the words “Public Interest Directors” in Article 116.

**For National Stock Exchange of India Limited,**

Place : Mumbai,  
Dated : 25th February 2014.

R. JAYAKUMAR,  
Authorised Signatory.

## NATIONAL STOCK EXCHANGE OF INDIA LIMITED

*Regd. Office :* Exchange Plaza, Plot C-1, Block-G,  
Bandra Kurla Complex, Bandra (East), Mumbai 400 051

The draft amendments to the National Stock Exchange (Futures & Options Segment) Trading Regulations as given hereunder are published for criticism in accordance with the provisions of Section 23 of the General Clauses Act, 1897 in the *Official Gazette* of State of Maharashtra. Any person having any observations on the proposed amendments to the said Regulations can send the same in writing to the undersigned at the Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 within Fifteen days from the date of this publication in the *Gazette*. The observations received after the aforementioned date will not be considered when the draft amendments will be taken for consideration.

(1) The following sentence “With effect from August 22, 2011, the provisions applicable to Member-Constituent Agreement shall be applicable *mutatis mutandis* to the Rights and Obligations document executed by the Trading Members with their Constituents.” is proposed to be inserted after the first sentence in Regulation 1.3.31 in Chapter 1.

(2) The following clause is proposed to be inserted as Regulation 3.13A in Chapter 3 after the existing Regulation 3.13 :—

*Quote*

3.13A The Trading Members shall ensure to maintain base minimum capital as may be specified by the Relevant Authority from time to time.

*Unquote*

(3) The existing Regulation 4.3.1 in Chapter 4 is proposed to be substituted with the following new Regulation 4.3.1 :—

*Quote*

4.3.1 Every Trading Member shall execute Rights and Obligations document with each of its Constituents before accepting or placing orders on the Constituent's behalf. Such document shall include provisions specified by the Exchange in this behalf and shall be in such format as may be prescribed by the Relevant Authority from time to time.

*Unquote*

(4) The existing Regulation 4.3.2 in Chapter 4 is proposed to be amended as under :—

The existing words “CONSTITUENT REGISTRATION FORM” appearing between the words “..... by obtaining from the new Constituent a” and “which shall be in such format .....” are proposed to be deleted and the following words “KYC Form” are proposed to be inserted in its place.

(5) The following sentences “The trading members shall identify the beneficial owner and take all reasonable steps to verify his identity. For the purpose of this clause, ‘beneficial owner’ is defined as “the natural person or persons who ultimately own, control or influence a client and / or persons on whose behalf a transaction is being conducted, and includes a person who exercises ultimate control over a legal person or arrangement.” are proposed to be inserted after the first sentence in Regulation 4.3.2A in Chapter 4.

(6) The following clause is proposed to be inserted as Regulation 4.3.2B.1 in Chapter 4 after the existing Regulation 4.3.2B :—

*Quote*

4.3.2B.1 A member shall perform the initial KYC of its Constituents and upload the details on the system of the KRA as provided in SECURITIES AND EXCHANGE BOARD OF INDIA {KYC (Know Your Client) REGISTRATION AGENCY} REGULATIONS, 2011.

*Unquote*

(7) The following clause is proposed to be inserted as Regulation 4.3.2B.2 in Chapter 4 after the new Regulation 4.3.2B.1 :—

*Quote*

4.3.2B.2 Any member may use the Constituents' Know Your Client (KYC) information which is available with a KYC Registration Agency registered by SEBI under the SECURITIES AND EXCHANGE BOARD OF INDIA {KYC (Know Your Client) REGISTRATION AGENCY} REGULATIONS, 2011, subject to such conditions and restrictions as may be specified by the Relevant Authority from time to time.

*Unquote*

(8) The word 'three' is proposed to be inserted in between the words "panel of" and "arbitrators" in clause (c) of Regulation 5.1 in Chapter 5.

(9) The existing Regulation 5.3 in Chapter 5 is proposed to be substituted with the following new Regulation 5.3 :—

*Quote*

### 5.3 JURISDICTION OF COURTS

For the purpose of Byelaw 17 of Chapter XI of the Byelaws of the Exchange, the application under section 34 of the Act, if any, against the decision of the Appellate Arbitrator(s) shall be filed in the competent court nearest to the address provided by the Constituent in the KYC form or as per the change in address communicated thereafter by the Constituent to the trading member.

*Unquote*

(10) The words "from the common pool of arbitrators available on the Exchange website." are proposed to be inserted after the words '..... descending order of preference' in clause (a) of Regulation 5.6 in Chapter 5.

(11) The words "from the common pool of arbitrators available on the Exchange website" are proposed to be inserted after the words '.... descending order of preference' in clause (c) of Regulation 5.6 in Chapter 5.

(12) The existing clauses (d), (e), (f) and (h) of Regulation 5.6 in Chapter 5 are proposed to be substituted with the following new clauses :—

*Quote*

(d) On receipt of Form No. I/IA and II/IIA, the arbitrator(s) shall be chosen by an Automatic Process as provided by the Relevant Authority.

*Unquote*

*Quote*

(e) If any party fails to provide the preferred choice of arbitrators, then the arbitrator(s) shall be chosen by the Automatic Process as provided by the Relevant Authority.

*Unquote*

*Quote*

(f) If both the parties to the arbitration fail to provide the preferred choice of arbitrators, then the Relevant Authority shall choose arbitrator(s) by Automatic Process as provided by the Relevant Authority.

*Unquote*

*Quote*

(h) The process of appointment of arbitrator(s) shall be completed within 30 days from the date of receipt of application from the Applicant, subject to further period of extension approved by the Relevant Authority in case of hardships for the reasons to be recorded in writing. For the purpose of this clause, where deficiency in the application is found, the date of receipt of application shall be date on which the rectified application is received by the Exchange.

*Unquote*

(13) The existing Regulation 5.7 in Chapter 5 is proposed to be substituted with the following new Regulation 5.7 :—

*Quote*

#### 5.7 VACANCY IN THE OFFICE OF THE ARBITRATOR

If the office of the sole arbitrator or any one or more of the arbitrators in the panel of arbitrators falls vacant after the appointment thereto, the arbitrator(s) shall be chosen by the Automatic Process after considering the list of arbitrators already submitted.

*Unquote*

(14) The existing clauses (c) and (f) of Regulation 5.8 in Chapter 5 are proposed to be substituted with the following new clauses (c) and (f) :—

*Quote*

(c) Notwithstanding anything contained above, if the amount of claim or counter claim, if filed, in the arbitration application is upto Rs.10 lakhs, then the Constituent whether Applicant or Respondent shall be exempt from the deposit. The cost of arbitration with regard to such applications shall be borne by the Exchange as per criteria specified by the Relevant Authority from time to time provided the arbitration application has been filed within six months from the end of the quarter during which the disputed transaction(s) were executed/ settled.

*Unquote*

*Quote*

(f) In arbitration applications where claim was filed after six months from the date of dispute, one-third of the deposit collected from the party against whom the arbitral award has been passed, shall be appropriated towards arbitration fees and balance two-third amount shall be credited to the Investor Protection Fund of the Exchange provided in cases mentioned in sub-clause (c) where arbitration application is filed after six months, no amount will be transferred to Investor Protection Fund of the Exchange if the award is passed against the Constituent.

*Unquote*

(15) The existing clauses (a) and (c) of Regulation 5.9 in Chapter 5 are proposed to be amended as under:—

(i) The words “if executed” are proposed to be inserted after the words “Member - Constituent Agreement” and the word ‘copies’ is proposed to be substituted with the word ‘copy’ in sub-clause (iii) of clauses (a) and (c).

(ii) The words “Copy of KYC Form” are proposed to be inserted as new sub-clause (iv) after the existing sub-clause (iii) of clauses (a) and (c).

(iii) The words “Copy of Rights and Obligations document” are proposed to be inserted as new sub-clause (v) after the new sub-clause (iv) of clauses (a) and (c).

(iv) As a consequence, the existing sub-clauses (iv), (v) and (vi) of clauses (a) and (c) are proposed to be renumbered as sub-clauses (vi), (vii) and (viii) respectively.

(16) The existing Regulation 5.13A in Chapter 5 is proposed to be amended as under :—

(i) The words “if executed” are proposed to be inserted after the words “copy of Member - Constituent Agreement” in clause (1).

(ii) The words “Copy of KYC Form” are proposed to be inserted as new clause (2) after the existing clause (1).

(iii) The words “Copy of Rights and Obligations document” are proposed to be inserted as new clause (3) after the new clause (2).

(iv) As a consequence, the existing clauses (2), (3), (4), (5), (6) and (7) are proposed to be renumbered as clauses (4), (5), (6), (7), (8) and (9) respectively.

(17) (i) The following clause is proposed to be inserted as clause (b) in Regulation 5.21 after existing clause (a) :—

*Quote*

(b) Form No. III/IIIA and IV/IVA as may be prescribed by the relevant authority from time to time shall apply for the purpose of appellate arbitration.

*Unquote*

(ii) As a consequence, the existing clause (b) of Regulation 5.21 is substituted with the following new clause and is renumbered as clause (c) :—

*Quote*

(c) The relevant provisions of Regulations 5.5 to 5.20 (except Regulation 5.8) of this chapter shall be applicable to Appellate Arbitration.

*Unquote*

(18) The existing Regulation 6.1.7 in Chapter 6 is proposed to be substituted with the following new Regulation 6.1.7 :—

*Quote*

6.1.7 Every Trading Member shall maintain permanently copy of agreement / Rights and Obligations document executed with each of its Constituent in accordance with the requirements of F and O segment of the Exchange.

*Unquote*

(19) The existing Regulation 6.1.12 in Chapter 6 is proposed to be amended by insertion of the following “ / Rights and Obligations document” after the words “Every Trading Member shall maintain all written agreements”.

(20) The existing Regulation 6.1.13 in Chapter 6 is proposed to be substituted with the following new Regulation 6.1.13 :—

*Quote*

6.1.13 Every Trading Member shall preserve for a period of not less than five years after the closing of any Constituent’s account any records which relate to the terms and conditions with respect to the opening and maintenance of such account, execution of the Rights and Obligations document with the Constituent, date of modification thereof, date of termination and representatives of such Constituent who signed in each case.

*Unquote*

*For National Stock Exchange of India Limited,*

Place : Mumbai,  
dated : 25th February 2014.

R. JAYAKUMAR,  
Authorised Signatory.

## वसई-विरार शहर महानगरपालिका सूचना

क्रमांक व. वि. श.म/न.र/३२१३/२०१३-१४

(महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ कलम ३७ अन्वये)

ज्याअर्थी, शासनाने नगरविकास विभाग अधिसूचना क्र. टी.पी.एस.१२०१/१५४८/सी.आर-२३४(सी) दिनांक ९ फेब्रुवारी २००७ अन्वये वसई-विरार उपप्रदेशाची विकास योजना भागशः मंजूर केली असून ती दिनांक १५ मार्च २००७ पासून अंमलात आलेली आहे. तसेच शासन निर्णय, नगरविकास विभाग, क्र. २३०६/४१२/प्र.क्र/२२३/२००६/यूडी-२४, दिनांक ३ जुलै २००९ अन्वये वसई-विरार शहर महापालिका अस्तित्वात आलेली असून नगरविकास विभाग निर्णय क्र.टी.पी.एस.१२०९/२४२९/सी.आर-२६२/यूडी-१२, दिनांक ७ जुलै २०१० नुसार या महानगरपालिकेला नियोजन प्राधिकरण म्हणून अधिकार प्रदान केलेले आहे ;

आणि ज्याअर्थी, वसई-विरार शहर महानगरपालिकेने वसई-विरार उपप्रदेशाच्या विकास योजनेमध्ये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) मधील तरतुदीनुसार खालीलप्रमाणे सुधारणा करणेचे ठरविलेले आहे ;

आणि ज्याअर्थी, वसई-विरार शहर महानगरपालिकेने मा. सर्वसाधारण सभा ठराव क्रमांक १०, दिनांक १३ ऑगस्ट २०१२ अन्वये महानगरपालिका हद्दीमधील मौजे चुळणे ते गास हा अस्तित्वातील रस्त्याचे रुंदीकरण करून ४० मीटर रुंदीचा रस्ता प्रस्तावित करून सदर रस्ता वसई-विरार उपप्रदेशाच्या मंजूर विकास आराखड्यामध्ये (D.P) अंतर्भूत करणे व सदर ४० मीटर (D.P) रस्त्याचे भूसंपादन व अंमलबजावणी करणेसाठी समुचित प्राधिकरण म्हणून वसई-विरार शहर महानगरपालिका करणेस मान्यता देण्यात आलेली आहे.

या बाबतचा नकाशा क्र. VVCMC MOD No. २/२०१२-२०१३ पाहणी व अवलोकनासाठी वसई विरार शहर महानगरपालिकेचे मुख्य कार्यालय, तिसरा मजला, बाजार वार्ड, विरार (पू.), ता. वसई, जिल्हा ठाणे येथे कार्यालयीन कामकाजाच्या वेळेत नागरिकांच्या अवलोकनार्थ ठेवण्यात आलेले आहे.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३७(१) च्या तरतुदीनुसार वसई-विरार उपप्रदेशाचे विकास योजनेत करावयाच्या उक्त सुधारणेबाबत नागरिकांच्या काही हरकती अगर सूचना असतील तर त्या त्यांनी ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून १ महिन्याच्या मुदतीत वसई-विरार शहर महानगरपालिकेकडे लेखी स्वरूपात पाठविल्यास त्यांचा विचार योजनेमधील सुधारणा/फेरफार मंजुरीसाठी शासनाकडे सादर करण्यापूर्वी करणेत येईल.

गोविंद जे. राठोड,

आयुक्त,

विरार (पू.), दिनांक १७ फेब्रुवारी २०१४.

वसई-विरार शहर महानगरपालिका.

## वसई-विरार शहर महानगरपालिका सूचना

क्रमांक व. वि. श म/न.र/३२१४/२०१३-१४

(महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ कलम ३७ अन्वये)

ज्याअर्थी, शासनाने नगरविकास विभाग, अधिसूचना क्र. टी.पी.एस.१२०१/१५४८/सी.आर-२३४(सी) दिनांक ९ फेब्रुवारी २००७ अन्वये वसई-विरार उपप्रदेशाची विकास योजना भागशः मंजूर केली असून ती दिनांक १५ मार्च २००७ पासून अंमलात आलेली आहे. तसेच शासन निर्णय, नगरविकास विभाग, क्र. २३०६/४१२/प्र.क्र/२२३/२००६/यूडी-२४, दिनांक ३ जुलै २००९ अन्वये वसई-विरार शहर महानगरपालिका अस्तित्वात आलेली असून नगरविकास विभाग निर्णय क्र.टी.पी.एस.१२०९/२४२९/सी.आर-२६२/यूडी-१२, दिनांक ७ जुलै २०१० नुसार या महानगरपालिकेला नियोजन प्राधिकरण म्हणून अधिकार प्रदान केलेले आहे ;

आणि ज्याअर्थी, वसई-विरार शहर महानगरपालिकेने वसई-विरार उपप्रदेशाच्या विकास योजनेमध्ये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) मधील तरतुदीनुसार खालीलप्रमाणे सुधारणा करणेचे ठरविलेले आहे ;

आणि ज्याअर्थी, वसई-विरार शहर महानगरपालिकेने मा. सर्वसाधारण सभा ठराव क्रमांक १२, दिनांक १३ ऑगस्ट २०१२ अन्वये वसई-विरार शहर महानगरपालिका हद्दीमधील मौजे ग्रास, दिवाणमान, चुळणे, आचोळे व गिरीज या भागातील मिठागर (Salt Plan) च्या जागेवर तीन नवीन आरक्षण (१) मुंबई विद्यापीठ-१०० एकर (२) मध्यवर्ती व्यापार संकुल २५० एकर (३) प्रदर्शन संकुल ३०० एकर तसेच त्यामधील मौजे चुळणे येथील सध्याच्या ३० मी. रुंदीचे रस्त्याची आखणीमध्ये बदल करणे तसेच प्रस्तावित मध्यवर्ती व्यापार संकुल व प्रदर्शन संकुलला जोडून नवीन ३० मी. रुंदीचा रस्ता प्रस्तावित करणे तसेच मौजे-आचोळे येथील रेल्वेलाईनचे पश्चिम बाजूला लागून आरक्षण क्र. ४०६ पासून मौजे दिवाणमान येथील स.नं. ५७, ५८ मधील १२ मीटर रुंदीचा रस्ता प्रस्तावित करणेचे वसई-विरार शहर महानगरपालिकेने ठरविलेले आहे.

आणि ज्याअर्थी, मंजूर विकास आराखड्यामध्ये (नकाशा क्रमांक MOD No. ३/२०१२ मध्ये दर्शविल्याप्रमाणे) खालील काही नवीन बाबींचा अंतर्भाव करणे व सध्या असलेल्या आखणीमध्ये बदल करणेस महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) अन्वये कार्यवाही करणेस मान्यता देण्यात आलेली आहे.

१. मौजे चुळणे येथील स. नं. १४३, २२३ व २२४ मध्ये(नकाशा क्रमांक MOD No. ३/२०१२ मध्ये दर्शविल्या प्रमाणे) सुमारे १०० एकर जागेवर मुंबई विद्यापीठासाठी (Mumbai University) जागा आरक्षित करणे व त्यास आरक्षण क्र. ५९४A देणे व सदर जागा भूसंपादन व अंमलबजावणी करणेसाठी समुचित प्राधिकरण म्हणून मुंबई विद्यापीठ करणे.

२. मौजे ग्रास, स. नं. ४१८, ४१९, ४१०-१+A' A१ मौजे चुळणे, स. नं. २२६, २३२, २३३, २३४, २३५, मौजे दिवाणमान, स. नं. १७७, १७८ मध्ये (नकाशा क्रमांक व २२४ मध्ये(नकाशा क्रमांक MOD No. ३/२०१२ मध्ये दर्शविल्या प्रमाणे) सुमारे २५० एकर जागेवर मध्यवर्ती व्यापार संकुल (Central Business Destination) जागा आरक्षित करणे व त्यास आरक्षण क्र. ५९४B देणे व यासाठी भूसंपादन व अंमलबजावणी करणेसाठी समुचित प्राधिकरण म्हणून वसई-विरार शहर महानगरपालिका करणे.

३. मौजे ग्रास, स. नं. ४१०-१+A' A१ मौजे चुळणे, स. नं. २२६, २२९, मौजे दिवाणमान, स. नं. १५७, १७८ मध्ये (नकाशा क्रमांक MOD No. ३/२०१२ मध्ये दर्शविल्या प्रमाणे) सुमारे ३०० एकर जागेवर प्रदर्शन संकुल (Exhibition Center) जागा आरक्षित करणे व त्यास आरक्षण क्र. ५९४C देणे व यासाठी भूसंपादन व अंमलबजावणी करणेसाठी समुचित प्राधिकरण म्हणून वसई-विरार शहर महानगरपालिका करणे.

४. मौजे चुळणे येथील सध्याचे ३० मी. रुंदीच्या डी. पी. रस्त्यामध्ये सोबतच्या नकाशात दर्शविल्याप्रमाणे आखणीमध्ये बदल करणे तसेच वर नमूद केलेल्या आरक्षणाला जोडून नवीन ३० मी. रुंदीच्या A ते B रस्ता विकास आराखड्यात अंतर्भूत करणे.

५. नकाशा क्रमांक MOD No. ३/२०१२ मध्ये दर्शविल्या प्रमाणे प्रस्तावित मध्यवर्ती व्यापार संकुल व प्रदर्शन संकुलला जोडून नवीन ३० मी. रुंदीच्या C ते D रस्ता प्रस्तावित करणे.

६. मौजे आचोळे येथे रेल्वे लाईनचे पश्चिम बाजूला लागून आरक्षण क्रमांक ४०६ पासून मौजे दिवाणमान येथील स. नं. ५७, ५८ मधील १२ मी. रुंदीचे रस्त्यापर्यंत (नकाशा क्रमांक MOD No. ३/२०१२ मध्ये दर्शविल्या प्रमाणे) नवीन ३० मी. रुंदीचा E ते F रस्ता विकास आराखड्यात अंतर्भूत करणे.

याबाबत नकाशा क्र. VVCMC MOD No. ०३/२०१२-२०१३ पाहणी व अवलोकनासाठी वसई-विरार शहर महानगरपालिकेचे मुख्य कार्यालय, तिसरा मजला, बाजार वार्ड, विरार (पू.), ता. वसई, जिल्हा ठाणे येथे कार्यालयीन कामकाजाच्या वेळेत नागरिकांच्या अवलोकनार्थ ठेवण्यात आलेला आहे.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) च्या तरतुदीनुसार वसई-विरार उपप्रदेशाचे विकास योजनेत करावयाच्या उक्त सुधारणेबाबत नागरिकांच्या काही हरकती अगर सूचना असतील तर त्या त्यांनी ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या मुदतीत उप संचालक, नगररचना विभाग, वसई-विरार शहर महानगरपालिकेकडे लेखी स्वरूपात पाठविल्यास त्याचा विचार विकास योजनेमधील सुधारणा/फेरफार मंजूरीसाठी शासनाकडे सादर करणेपूर्वी करणेत येईल.

गोविंद जे. राठोड,

आयुक्त,

विरार (पू.), दिनांक १७ फेब्रुवारी २०१४.

वसई-विरार शहर महानगरपालिका.



**वसई-विरार शहर महानगरपालिका  
सूचना**

क्रमांक व.वि.श.म/न.र/३२१५/२०१३-१४

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६, कलम ३७ अन्वये

ज्याअर्थी, शासनाने नगरविकास विभाग अधिसूचना क्र. टी.पी.एस.१२०१/१५४८/सी.आर-२३४(सी), दिनांक ९ फेब्रुवारी २००७ अन्वये वसई-विरार उपप्रदेशाची विकास योजना भागशः मंजूर केली असून ती दिनांक १५ मार्च २००७ पासून अंमलात आलेली आहे. तसेच शासन निर्णय, नगरविकास विभाग, क्र. २३०६/४१२/प्र.क्र/२२३/२००६/युडी-२४, दिनांक ३ जुलै २००९ अन्वये वसई-विरार शहर महानगरपालिका अस्तित्वात आलेली असून नगरविकास विभाग निर्णय क्र.टी.पी.एस.१२०९/२४२९/सी.आर-२६२/युडी-१२, दिनांक ७ जुलै २०१० नुसार या महानगरपालिकेला नियोजन प्राधिकरण म्हणून अधिकार प्रदान केलेले आहे ;

आणि ज्याअर्थी, वसई-विरार शहर महानगरपालिकेने वसई-विरार उपप्रदेशाच्या विकास योजनेमध्ये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) मधील तरतुदीनुसार खालीलप्रमाणे सुधारणा करणेचे ठरविलेले आहे ;

आणि ज्याअर्थी वसई-विरार शहर महानगरपालिकेने मा. सर्वसाधारण सभा ठराव क्र. २३, दिनांक २० जानेवारी २०१४ अन्वये महानगरपालिका हद्दीमधील मौजे-विरार येथील स.नं. १६, मधील सार्वजनिक व सामाजिक सुविधा (Public and Social Facilities) करिता वापरात असलेल्या खाजगी जागेमध्ये सार्वजनिक व सामाजिक सुविधा (Public and Social Facilities) तसेच पालिका बाजार (Municipal Market) प्रस्तावित करून त्यास आरक्षण क्र. ८७३ देण्याचे ठरविलेले आहे. तसेच सदर आरक्षणाखालील जागा त्या आरक्षणाप्रमाणे विकसित करण्यासाठी भूसंपादन व अंमलबजावणी करणेसाठी समुचित प्राधिकरण म्हणून वसई-विरार शहर महानगरपालिका राहिल.

याबाबतचा नकाशा क्र. VVCMC MOD No. ४/२०१३-२०१४ पाहणी व अवलोकनासाठी वसई-विरार शहर महानगरपालिकेचे मुख्य कार्यालय, तिसरा मजला, बाजार वार्ड, विरार (पू.), ता. वसई, जिल्हा ठाणे येथे कार्यालयीन कामकाजाच्या वेळेत नागरिकांच्या अवलोकनार्थ ठेवण्यात आलेला आहे.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३७(१) च्या तरतुदीनुसार वसई-विरार उपप्रदेशाचे विकास योजनेत करावयाच्या उक्त सुधारणेबाबत नागरिकांच्या काही हरकती अगर सूचना असतील तर त्या त्यांनी ही सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या मुदतीत वसई-विरार शहर महानगरपालिकेकडे लेखी स्वरूपात पाठविल्यास त्यांचा विचार विकास योजनेमधील सुधारणा/फेरफार मंजूरीसाठी शासनाकडे सादर करणेपूर्वी करणेत येईल.

**गोविंद जे. राठोड,**

आयुक्त,

विरार (पू.), दिनांक १७ फेब्रुवारी २०१४.

वसई-विरार शहर महानगरपालिका.

**वसई-विरार शहर महानगरपालिका  
सूचना**

क्रमांक व.वि.श.म/न.र/३२१६/२०१३-१४

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६, कलम ३७ अन्वये

ज्याअर्थी, शासनाने नगरविकास विभाग अधिसूचना क्र. टी.पी.एस.१२०१/१५४८/सी.आर-२३४(सी), दिनांक ९ फेब्रुवारी २००७ अन्वये वसई-विरार उपप्रदेशाची विकास योजना भागशः मंजूर केली असून ती दिनांक १५ मार्च २००७ पासून अंमलात आलेली आहे. तसेच शासन निर्णय, नगरविकास विभाग, क्र. २३०६/४१२/प्र.क्र/२२३/२००६/युडी-२४, दिनांक ३ जुलै २००९ अन्वये वसई-विरार शहर महानगरपालिका अस्तित्वात आलेली असून नगरविकास विभाग, निर्णय क्र. टी.पी.एस.१२०९/२४२९/सी.आर-२६२/युडी-१२, दिनांक ७ जुलै २०१० नुसार या महानगरपालिकेला नियोजन प्राधिकरण म्हणून अधिकार प्रदान केलेले आहे ;

आणि ज्याअर्थी, वसई-विरार शहर महानगरपालिकेने वसई-विरार उपप्रदेशाच्या विकास योजनेमध्ये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) मधील तरतुदीनुसार खालीलप्रमाणे सुधारणा करणेचे ठरविलेले आहे.

आणि ज्याअर्थी वसई-विरार शहर महानगरपालिकेने मा. सर्वसाधारण सभा ठराव क्र. १९, दिनांक १६ सप्टेंबर २०१३ अन्वये महानगरपालिका हद्दीमधील मौजे-वालीव येथील स. नं. ३३ पैकी मधील महाराष्ट्र शासन राखीव वन या जागेतील मंजूर विकास आराखड्यामधील सध्या अस्तित्वात असलेल्या आरक्षणात बदल करून व खालील काही नवीन बाबींचा अंतर्भाव करून तसेच सध्या असलेल्या आखणीमध्ये बदल करणेस महाराष्ट्र प्रादेशिक व नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३७(१) अन्वये कार्यवाही करणेंस मान्यता देण्यांत आलेली आहे.

१. वसई-विरार शहर महानगरपालिका हद्दीमधील मौजे-वालीव येथील स.नं. ३३ पै ह्या महाराष्ट्र शासन राखीव वन ह्या जागेमधील मंजूर विकास आराखड्यातील सध्या अस्तित्वात असलेल्या आरक्षण क्र. ४९९, प्राथमिक शाळा (P.S) ) संपूर्ण आरक्षण व आरक्षण क्र. ४९८, खेळाचे मैदान (P.G) ) अंशतः आरक्षण व त्यालगतची सदर सर्व्हे नंबर मधील रहिवास क्षेत्रातील जागा एकत्रित करून त्या ठिकाणी नव्याने क्रिकेट स्टेडियमसाठी (एकूण क्षेत्र १९७६९ चौ. मी.) जागा आरक्षित करणे व त्यास आरक्षण क्र. ४९९-अ देणे व सदर जागा भूसंपादन व अंमलबजावणी करणेंसाठी समुचित प्राधिकरण म्हणून वसई-विरार शहर महानगरपालिका करणे.

२. वसई-विरार शहर महानगरपालिका/हद्दीतील मौजे-वालीव, स.नं. ३३ पै मधील नव्याने प्रस्तावित केलेल्या क्रिकेट स्टेडियम (आरक्षण क्र. ४९९-अ) ह्या आरक्षणाचे पश्चिम बाजूने दक्षिणोत्तर ४० मी. रुंदीचे व १२ मी. रुंदीचे डी.पी. रस्त्याला जोडणारा नवीन ९ मी. रुंदीचा डी. पी. रस्ता प्रस्तावित करणे व सदर ९ मी. रस्त्याचे भूसंपादन व अंमलबजावणी करणेंसाठी समुचित प्राधिकरण म्हणून वसई-विरार शहर महानगरपालिका करणे.

याबाबतचा नकाशा क्र. VVCMC MOD No. ३/२०१३-२०१४ पाहणी व अवलोकनासाठी वसई-विरार शहर महानगरपालिकेचे मुख्य कार्यालय, तिसरा मजला, बाजार वार्ड, विरार (पू.), ता. वसई, जिल्हा ठाणे येथे कार्यालयीन कामकाजाच्या वेळेत नागरिकांच्या अवलोकनार्थ ठेवण्यात आलेला आहे.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७(१) च्या तरतुदीनुसार वसई-विरार उपप्रदेशाचे विकास योजनेत करावयाच्या उक्त सुधारणेबाबत नागरिकांच्या काही हरकती अगर सूचना असतील तर त्या त्यांनी ही सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या मुदतीत वसई-विरार शहर महानगरपालिकेकडे लेखी स्वरूपात पाठविल्यास त्यांचा विचार विकास योजनेमधील सुधारणा/फेरफार मंजुरीसाठी शासनाकडे सादर करणेपूर्वी करणेंत येईल.

**गोविंद जे. राठोड,**

आयुक्त,

विरार (पू.), दिनांक १७ फेब्रुवारी २०१४.

वसई-विरार शहर महानगरपालिका.

**Serial No. 453**

**RANI SOFT DRINKS PRIVATE LIMITED**

*Registered Office :* Level 3, Neo Vikram, New Link Road, Above Audi Showroom,  
Andheri (W.), Mumbai, Maharashtra 400 053.

**Public Notice**

Notice is hereby given for general information that pursuant to Section 485 and Section 500 of the Companies Act, 1956, Rani Soft Drinks Private Limited (" Company ") has passed the following special resolution to wind up the affairs of the Company by creditors' voluntary winding up at the meeting of the shareholders' of the Company and at the meeting of the creditors' of the Company held on 21st February 2014 at the Courtyard by Marriott Hotel, located on Andheri-Kurla Road, Andheri (East), Mumbai 400 059.

" RESOLVED THAT pursuant to the provisions of section 484, 500 and such other provisions under the Companies Act, 1956 (" Act ") as may be applicable and subject to the approval of the creditors of the Company, consent of the members of the Company be and is hereby accorded to wind up the affairs of the Company by creditors' voluntarily winding up.

RESOLVED FURTHER THAT pursuant to the provisions of section 502 and other applicable provisions of the Act, and subject to the approval of the creditors of the Company. Ms. Kruti Desai Partner of ALMT Legal, Advocates and Solicitors. Mumbai, be and is hereby appointed as the voluntary liquidator of the Company (" Liquidator "), for the purpose of winding up of the Company by creditors " voluntary winding up.

RESOLVED FURTHER THAT subject to the approval of the creditors of the Company, the consent of the members of the Company be and is hereby accorded to sanction the remuneration payable to the Liquidator amounting to INR 500,000 only (Rupees Five hundred thousand only) exclusive of applicable tax and other expenses incurred by the Liquidator in respect of the voluntary winding up by the Creditors of the Company.

RESOLVED FURTHER THAT subject to the approval of the creditors of the Company, the consent of the members of the Company be and is hereby accorded to sanction the remuneration of INR 606,744 only (Rupees Six Hundred and Six Thousand Seven Hundred and Forty Four only) to Ghalla & Bhansali. Chartered Accountants. (" Auditors ") for their services required for the purpose of the creditors' voluntary winding up, exclusive of applicable tax and other expenses incurred by the Auditors in respect of the voluntary winding up by the creditors of the Company.

RESOLVED FURTHER THAT the Liquidator be and is hereby authorized to exercise the following powers :—

(a) To carry on the business of the Company so far as may be necessary for the beneficial winding up of the Company ;

(b) To sell the immovable and movable property and actionable claims of the Company by public auction or private contract, with power to transfer the whole thereof to any person or body corporate, or to sell the same in parcels ;

(c) To sell whole of the undertaking of the Company as a going concern ;

(d) To institute or defend any suit, prosecution, or other legal proceeding, civil or criminal, in the name and on behalf of the Company;

(e) To do all such acts, deeds and things as may be necessary in connection with or for the purposes of winding up of the affairs of the Company and distribution of assets of the Company in accordance with the provisions of the Act.

RESOLVED FURTHER THAT any one of the directors of the Company be and is hereby authorized to take necessary steps and execute the documents to give effect the creditors " voluntary winding up of the Company. "

Place : Mumbai,  
Date : 26th February 2014.

MS. KRUTI DESAI,  
Voluntary Liquidator.

**Serial No. 454**

FORM No. 151

(See Rule 315)

CREDITORS' VOLUNTARY WINDING-UP

Notice of appointment of Liquidator pursuant to Section 516

*Name of the Company* :— Rani Soft Drinks Private Limited

*Nature of Business* :— Manufacturing and marketing of beverages

*Address of the Registered Office* :— Level 3, Neo Vikram, New Link Road, Above Audi Showroom, Andheri (W.), Mumbai, Maharashtra 400 053.

*Name and Address of the Liquidator* :— Ms. Kruti Desai,  
Partner,  
ALMT Legal, 4th Floor, Express Towers,  
Nariman Point, Mumbai 400 021.

*Date of Appointment* :— 21st February 2014.

*By whom Appointed* :— Appointed by the members and the creditors of the Company at the General meeting and the creditors' meeting of the Company held on 21st February 2014.

Place : Mumbai,  
Date : 26th February 2014.

MS. KRUTI DESAI,  
Liquidator.

ALMT Legal, 4th Floor, Express Towers,  
Nariman Point, Mumbai 400 021.

**Serial No. 457**

**IN THE HIGH COURT OF JUDICATURE  
AT BOMBAY**

**ORDINARY ORIGINAL CIVIL JURISDICTION**

COMPANY PETITION NO. 412 OF 2013

In the matter of Sections 433 and 434  
of the Companies Act, 1956 ;

And

In the matter of Birla Surya Limited,  
a company incorporated under the  
Companies Act, 1956 ;

And

In the matter of the statutory demand  
dated 5th April 2013 served on the  
Company at its registered office  
at Dalamal House, 1st Floor,  
J. B. Road, Nariman Point,  
Mumbai 400 021.

CIN No. U74999MH2008PLC187077

1. Anil Manohar Kshirsagar,  
Indian Inhabitant residing at  
Flat No. 103, Chandra  
Enclave, 553/B, Parvati  
Dattawadi, Ganeshmala,  
Pune 411 030.
2. Captain (Retd.) Laxman Bhore,  
Indian Inhabitant residing at  
Flat No. 4, Amarnath  
Apartment, Colony No. 3,  
Bopkel, Ganesh Nagar, Pune  
411 031.
3. Rajesh Muradi, Indian  
Inhabitant residing at  
Padmavati Apartment, Flat No  
G/ 712, Sector No. 7,  
Indrayani Nagar, Bhosari,  
Pune 411 026.
4. Ritesh Mandal, Indian  
Inhabitant residing at  
Plot No. 109/110, Flat No. 21/  
15, Aditya Garden City Phase-  
2, Warje, Pune 411 058.
5. Rupesh Awari, Indian  
Inhabitant residing at Behind  
Bankar School, Sukhsagar  
Nagar, Katraj, Pune 411 046.
6. Anil Dhere, Indian Inhabitant  
residing at Plot. No. 244,  
Nirmalnagar, Ahmednagar.

7. Bharamana Patil, Indian  
Inhabitant residing at  
Plot.No.40, Survey No. 192,  
Vijay Nagar, Rakshak Colony,  
Pipe Line Road, Post Hindalga,  
District Belgaum.
8. Binay Kumar, Indian  
Inhabitant residing at  
B-102, Blue Berry Apartment,  
Behind Apte Ghar Society,  
Kharadi, Pune 411 014.
9. Damodar Tone, Indian  
Inhabitant residing at Village  
and Post Nimboni, Taluka  
Mangalwadha, District  
Solapur, Pin 413 322.
10. Kisan Mane, Indian  
Inhabitant residing at At Post  
Village Shendre, Tehsil and  
District Satara 415 519.
11. Madhukar Pawar, Indian  
Inhabitant residing at Flat No.  
6A, Ranjit Height,  
Plot No. 57, Rambaug Colony,  
Paud Road, Kothrud,  
Pune 411 038.
12. Mahadeo Mohite, Indian  
Inhabitant residing at  
At Post Dhanore, P. O.  
Manegaon, Taluka Modha,  
District Sholapur, Pin 413 410.
13. Rajendra Mahadik, Indian  
Inhabitant residing at S.  
No. 77/1/1, Sahakar Colony,  
Jotiba Nagar Kalewadi,  
Pune 411 017.
14. Ramesh Bhosale, Indian  
Inhabitant residing at Ser.No-  
135, Pushpanjali Residency,  
Near Yeshodeep Chowk,  
Warje Malwadi, Pune 411 052.
15. Rauso Bhosle, Indian  
Inhabitant residing at S/No.  
18/2, Runwal Park, Ganesh  
Gokul, Dighi, Pune 411 015.
16. Sachidanand Dikshit, Indian  
Inhabitant residing at 898  
Manisha Niwas, Choupati,  
Bhor, Dist. Pune.
17. Satish Mali, Indian  
Inhabitant residing at  
A/5, Laxminarayan Park,  
Sasane Nagar, Hadapsar,  
Pune 411 028.

18. Shambhaji Kedari, Indian Inhabitant residing at Kailas Co-operative Housing Society, D-17, S. No. 83, Shastri Nagar, Kothrud, Pune 411 038.
19. Shyam Gupta, Indian Inhabitant residing at C-708, Lunkad Zodiac, Viman Nagar, Pune 411 014.
20. Swapnil Godase, Indian Inhabitant residing at Raviwar Peth, Kumbhar Tek, Phaltan, Taluka Phaltan, District Satara.
21. Tanaji Salunkhe, Indian Inhabitant residing at At Post Degaon Pateshwar, Tehsil and District Satara, Pin 415 001.
22. Vinod Thaokar, Indian Inhabitant residing at 3F/12, Aditya Garden City, Warje, Pune 411 058.
23. Ankush Landge, Indian Inhabitant residing at Room No. D/303, Pam Gruh-II, Manvel Pada Road, Near Marg Data Church, Virar (East), Dist. Thane 401 303.
24. Jaywant Kulkarni, Indian Inhabitant residing at A/2, 13, Guruganesh Nagar Part-I, Paud Road, Kothrud, Pune 411 058.
25. Madhavi Thakur, Indian Inhabitant residing at Flat No. 8, Sairaj Apartments, Anandnagar, Sinhagad Road, Pune 411 051.
26. Sachin Dhage, Indian Inhabitant residing at B-85/17, Indira Nagar, Pune 411 037.
27. Anand Joshi, Indian Inhabitant residing at M-1/10, Kakade Park, Chinchwad, Pune 411 006.
28. G. Vasanth Kumar, Indian Inhabitant residing at H. No. 1/203-55-A, Housing Board Colony, Adoni (Post), District Kurnool (Andhra-Pradesh) 518 302.
29. Nilesh Bhujbal, Indian Inhabitant residing at 311/3, Lane No. 2, Sasane Nagar, Hadapsar, Pune 411 028.
30. Pawankumar Pawar, Indian Inhabitant residing at A & P. Manerajuri, Taluka Tasgaon, District Sangli 416 416.
31. Prakash Wadkar, Indian Inhabitant residing at At Post Sasewadi, Taluka Bhore, District Pune, Pin 412 210.
32. Ramesh Jamble., Indian Inhabitant residing at M-1/10, Kakade Park, Chinchwad, Pune 411 006.
33. Rence Chelat, Indian Inhabitant residing at Plot No. 10, Nasheman Housing Society, Krishna Nagar, Hazariprahad, Nagpur 440 007.
34. Saiprasad Suryawanshi, Indian Inhabitant residing at Flat No. 5, Gajendra Apartment, Walvekar Nagar, Pune-Satara Road, Parvati, Pune.
35. Sumit Gore, Indian Inhabitant residing at Jn3/5/16, Sector No. 9, Near Yewale Hospital, Vashi, Navi Mumbai 400 703.
36. Sushil Patil, Indian Inhabitant residing at Wadiwagholi, Post Bhisewasholi, Taluka and District Latur 413511.
37. Ujjval Dahayat, Indian Inhabitant residing at H. No-JR, MIG-13, Near Pathak Dhabha, Subhash Nagar, Maharajpur, Jabalpur.
38. Umesh Kadam, Indian Inhabitant residing at At Post Bijwadi, Taluka Man (Dahiwadi), District Satara, Pin 415 508.
39. Umesh Kapade, Indian Inhabitant residing at At Post Mokhsad, Taluka Nandgaon (KH), District Amravati 444 708.

40. Dadasaheb Patil, Indian Inhabitant residing at S. No. 73/4/9, Flat No. B-101 Divyaspurthi Apartment, Bharti Vidyapeeth, Dattnagar Road, Katraj, Pune 411 046.
41. Parag Yelegaonkar, Indian Inhabitant residing at B-8, Flat No. 403, Nirmal Residency, Bhujbal Township, Kothrud, Pune 411 038.
42. Rahul Nagpure, Indian Inhabitant residing at Plot No. 69-D, Freedom fighter Colony, Mhalgi Nagar, Nagpur 440 034.
43. Rajeev Handa, Indian Inhabitant residing at 3H-16, Aditya Garden City, Warje, Pune 411 058.
44. Nilesh Diwate, Indian Inhabitant residing at Raviwar Karanja, Gaidhane Line, Bhanose Apartment, H. No. 889, Flat No. 04, 2nd Floor, Nasik 422 001.
45. Ashish Pawar, Indian Inhabitant residing at At-Post Paniv, Taluka Malshiras, District Solapur, Pin 413 113.
46. Sanjay Rajkule, Indian Inhabitant residing at D-303, Crossover County, Near Rajyog Society, Sinhgad Road, Wadgaon(khurd), Pune 411 041.
47. Sunil Kulkarni, Indian Inhabitant residing at 103, Prakash Kiran, Survey No. 73, Behind Bharti Vidyapeeth Katraj, Pune 411 046.
48. Yogesh Asole, Indian Inhabitant residing at C/o.— P. Jayasimha Eswara. Plot No. 7B, S.No 56/2 Kalas, R & D Co-operative Society, Alandi Road, Pune 411 015.
49. Vijay Nawale, Indian Inhabitant residing at Flat No.4, S/No. 20/2/2, Gadangiri Colony, Near Sargas Flour Mill, Ambegaon Pathar, Dhankawadi, Pune.

50. Nitin Joshi, Indian Inhabitant residing at “ Guruprasad ”, Plot No. 12, Behind Hanuman Mandir, Dada Khatal Nagar, Vijay Nagar, Sangli 416 425.

.. Petitioner.

### Advertisement of Petition

A Petition under Sections 433 and 434 of the Companies Act, 1956 for winding up of the abovenamed Company was presented by the Petitioners herein-above in the Hon'ble Court of Bombay on 13th June 2013, as creditors of the Company and the said Petition was admitted on 12th February 2014 and now the same is fixed for hearing before the Company Judge on 27th March 2014 at 11.00 a.m., in the forenoon or soon thereafter.

Any Person/ Creditor And/ Or Contributory desirous of supporting or opposing the said Petition, should send to the Petitioners or their Advocates at their Office address mentioned hereunder a Notice of his intention signed by him or his Advocate with full name and address, so as to reach the Petitioners or their Advocates mentioned herein under not later than Five days before the date fixed for hearing of the Petition and appear at the hearing for the purpose in-person or by his Advocate.

A copy of the Petition will be furnished by the Petitioners' Advocates on

payment of the prescribed charges for the same.

Any affidavit intended to be used in opposition to the Petition, should be filed in Court and a copy thereof served on the Petitioners' Advocates, not less than five days before the date fixed for hearing.

Dated this 1st day of March 2014

MESSRS. A. R. VAIDYA AND COMPANY,  
Advocates for the Petitioners.

26/2, 3rd Floor, Examiner Press  
Building, 35, Dalal Street,  
Fort, Mumbai 400 001.

**Serial No. 469**

**IN THE HIGH COURT OF JUDICATURE  
AT BOMBAY**

**ORDINARY ORIGINAL CIVIL  
JURISDICTION**

COMPANY PETITION No. 411 OF 2013

In the matter of sections 433 (e) (f)  
and 434 (1) (a) and 439 of the  
Companies Act, 1956 ;

And

In the matter of mChek India  
Payment Systems Private  
Limited, a Company  
incorporated under the  
Companies Act, 1956 and having  
its registered office at 3/519,  
Cabin No. 1, Navjivan  
Commercial Society, Lamington  
Road, Mumbai 400 008, India ;  
CIN No.U74992MH2006  
FTC 159468.

Krishnamurthy and Co. ; a  
proprietary firm of Attorneys  
through its proprietor Ms. Naina  
Krishnamurthy, having one of  
the offices at 4th Floor,, Prestige  
Takt, No. 23, Kasturba Road  
Cross, Bangalore 560 001

. . . Petitioner.

**Advertisement of Petition**

A Petition under section 433 (e) (f), and 434  
(1) (a) for winding up of the abovenamed  
company was presented by the Petitioner  
hereinabove before the Hon'ble High Court

of Bombay on 1st July 2013 as the Creditors of  
the Company and the same was admitted on  
6th February 2014 and the same is now fixed  
before Hon'ble Company Judge on 18th March  
2014 at 11-00 a.m. in the forenoon or soon  
thereafter.

Any Person/Creditor and/or Contributory  
desirous of supporting or opposing the said  
Petition should sent to the Petitioner or his  
Advocate at his Office address mentioned  
hereunder, Notice of his intention signed by  
him or his Advocate with full name and  
address, so as to reach the Petitioner or his  
Advocate mentioned hereinunder not later  
than five days before the date fixed for hearing  
of the Petition and appear at the hearing for  
the purpose in person or by your Advocate.

A Copy of the Petition will be furnished by  
the Petitioner's Advocate on payment of the  
prescribed charges for the same.

Any affidavit intended to be used in  
opposition to the Petition, should be filed in  
Court and a copy thereof served upon the  
Petitioner's Advocate, not later than five days  
before the date of hearing.

Dated the 6th day of March 2014.

**SANKET SETHIA,**  
Advocate for the Petitioner.

96, 9th Floor, Free Press House,  
215, Nariman Point,  
Mumbai 400 021.



**Serial No. 470**

**TRENT LIMITED**

*Register Office :* Bombay House, 24 Homi Mody Street, Mumbai 400 001

**Notice**

Notice is hereby given that the certificates for the undermentioned securities of the Company have been lost/misplaced and the holders of the said securities/applicants have applied to the Company to issue duplicate certificates.

Any person who has a claim in respect of the said securities should lodge such claim with the company at its Registered office within fifteen days from this date, else the Company will proceed to issue duplicate certificates without further intimation.

Name of the Holders (1)	Kind of Securities and Face Value (2)	No. of Securities (3)	Distinctive Nos. (4)
Shilpa Ratanlal Dalal, Sharmishtha Ratanlal Dalal (Deceased) and Ratnalal Mansukhlal Dalal (Deceased).	Equity Shares of Rs. 10 Each	96	686451-500 1641527-546 1997143-152 16132019-2034

Place : Mumbai,  
Dated : 3rd March 2014.

SHILPA RATANLAL DALAL.

**Serial No. 471**

**TATA STEEL LIMITED**

*Register Office :* Bombay House, 24 Homi Mody Street, Mumbai 400 001

**Notice**

Notice is hereby given that the certificates for the undermentioned securities of the Company has/have been lost/mislaid and the holder(s) of the said securities/applicant(s) has/have applied to the Company to issue duplicate certificates.

Any person who has a claim in respect of the said securities should lodge such claim with the company at its Registered office within fifteen days from this date, else the Company will proceed to issue duplicate certificate(s) without further intimation.

Name of the Holder (1)	Kind of Securities and Face Value (2)	No. of Securities (3)	Distinctive Nos. (4)
Versha Mehta	Equity Shares of Rs. 10 Each.	280	316469692-9971

Place : Kolkata,  
Dated : 3rd March 2014.

VERSHA MEHTA.

**Serial No. 472**

**IN THE HIGH COURT OF JUDICATURE  
AT BOMBAY**

**ORDINARY ORIGINAL CIVIL  
JURISDICTION**

**COMPANY PETITION No. 519 OF 2013**

In the matter of Sections 433 (g)  
and 434 of the Companies Act,  
1956 ;

And

In the matter of M/s Sand Piper  
Resorts Ltd. having its  
Registered Office at 107,  
Doctor House, Peddar Road,  
Mumbai 400 026.

CIN No. U55101MH1995PLCO93190  
Registration No. 11-93190/95  
PAN No. AAEC5311D.

And

In the matter of Sections 433, 434  
and 433 (g) of Companies  
Act, 1956.

Riyaz Ahmed Lambay @ R. F.  
Lambay of Mumbai Indian  
Inhabitant, Residing At 17-D,  
Joelyn Apartment, Shirley Rajan  
Village, Off Carter Road,  
Bandra (W.), Mumbai 400 050.

. . . Petitioner.

**Advertisement of Petition**

A Petition under sections 433, 434 and 433  
(g) of the Companies Act, 1956 for winding up  
of the abovenamed Company presented by the

Petitioner hereinabove in the Hon'ble High  
Court of Bombay on 14th August 2013 as  
Creditor of the Company and the said Petition  
was admitted on 13th February 2014 and now  
the same is fixed for hearing before the  
Company Judge on 3rd April 2014 at 11-00  
O'Clock in the forenoon or so soon thereafter.

Any Person/Creditor and/or Contributory  
desirous of supporting or opposing the said  
Petition should sent to the Petitioner or his  
Advocate, at the Office address mentioned  
hereunder a Notice of his intention signed by  
him or his Advocate with full name and  
address, so as to reach the Petitioner or his  
Advocate mentioned hereinunder not later  
than five days before the date fixed for hearing  
of the Petition and appear at the hearing for  
the purpose in person or his Advocate.

A Copy of the petition will be furnished by  
the Petitioner's Advocate on payment of  
prescribed charges for the same.

Any affidavit intended to be used in  
opposition to the Petition, should be filed in  
Court and copy thereof served on the  
Petitioner's Advocate, not less than five days  
before the date fixed for hearing.

Dated this 28th day of February 2014.

MR. VIKAS K. SINGH,  
Advocate for the Petitioner.

Saraswati Kuteer, Near Lal Maidan,  
Jawahar Nagar, Khar (E.),  
Mumbai 400 051.